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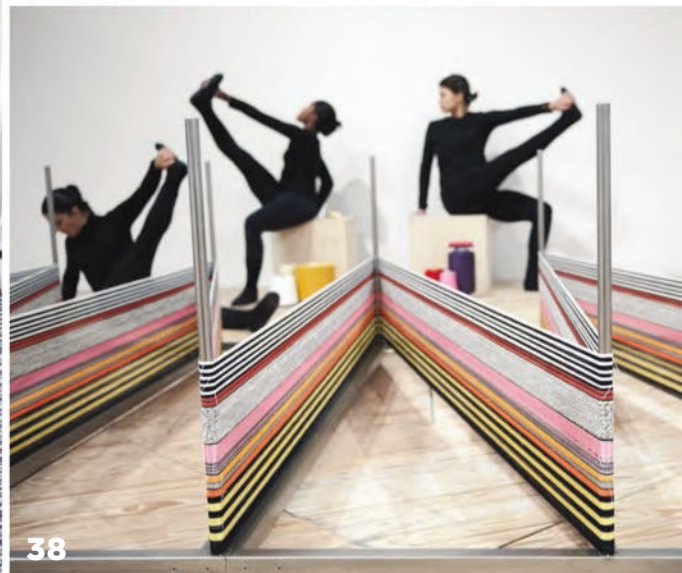
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Points of Departure

- [Designer John Barman Plays Up Color in a Tribeca Residence](#)
- [Nadia-Anne Ricketts of BeatWoven Literally Weaves to the Beat](#)
- [The Parrish Art Museum in Water Mill, New York](#)



Saturation Points »

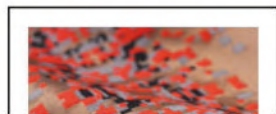
When it comes to color-me-fabulous interiors, there's no one quite like designer [John Barman](#). With red, he is unquestionably nonpareil. With the rest of the spectrum, he's an acknowledged whiz as well. For a young couple nurturing a passion for art, unafraid of provocative palettes, and newly installed in a two-bedroom Tribeca residence where the often-gray cityscape comes into close and arresting view, he proved an apt and particularly happy choice for creating rooms to suit. [more...](#)

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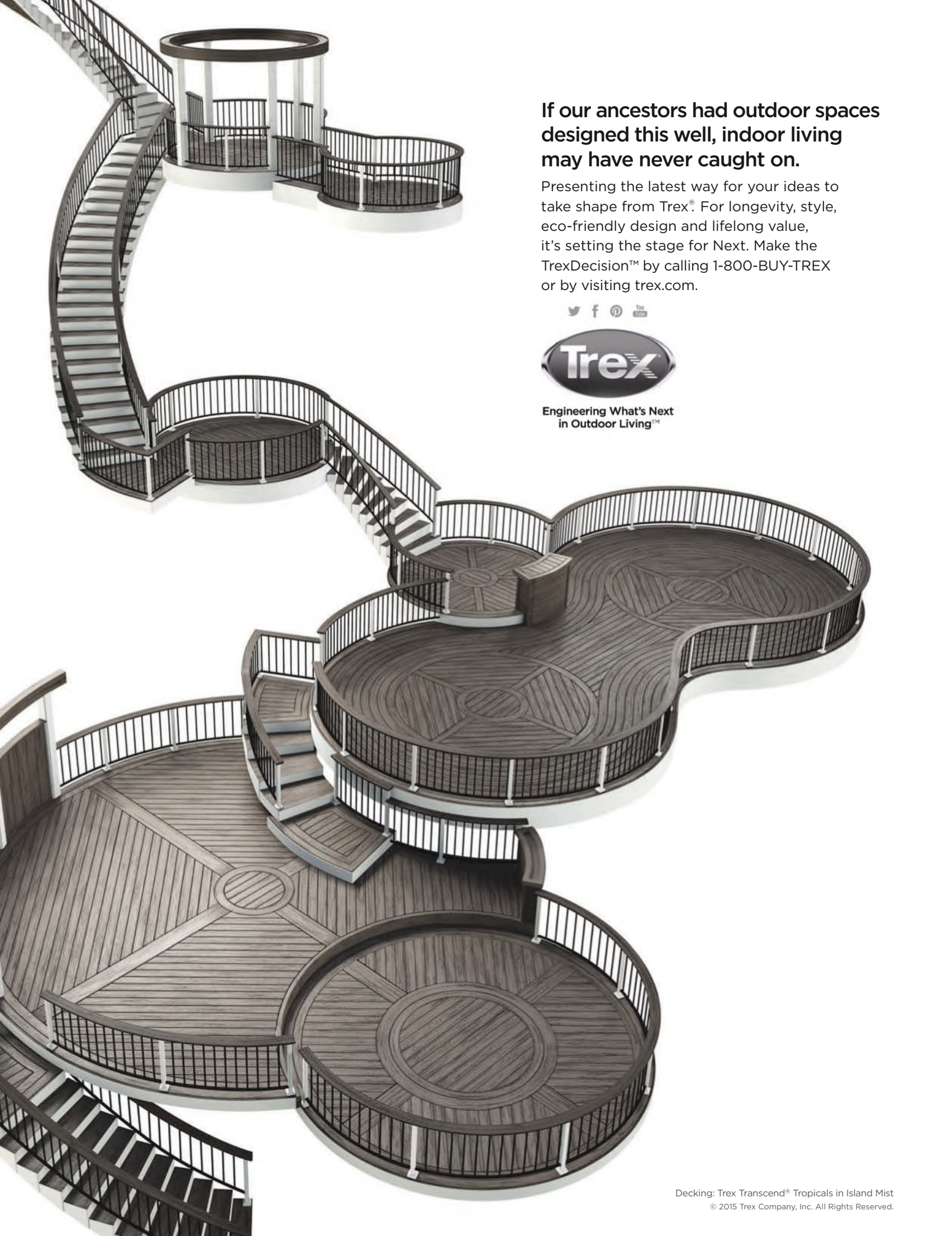
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DISPLAY SPACE CLOCKWISE FROM LEFT: An uptown duplex for collectors by Fox-Nahem (p. 72); Joe D'Urso's beach house for artist Judith Hudson (p. 80); artist Steve Miller's Hamptons house (p. 96); Rosita Missoni explaining her magic, and that of Missoni Home (p. 36).



PHOTOGRAPHY, CLOCKWISE FROM TOP LEFT: MICHAEL MORAN; COSTAS PICADAS; COURTESY OF MISSONI HOME.



OH YOU DOG DAYS of summer. I am so glad to see you. Finally. New York always feels a little crazier, a lot hazier, and even more special when the mercury rises. It's not just that the city empties on weekends as New Yorkers flee to the beach, the country, or anywhere with air-conditioning when the asphalt softens underfoot. It's that everything that is a real New York anything—the parks, the museums, Lincoln Center, and more—takes its culture out of doors for everyone to enjoy. That's just one reason why we're doing our art issue—always a favorite—now.

Art and design together make a perfect match.

So what's perfect? When it comes to interiors and style, the answer is as varied and mysterious as a marriage, as the homes in this issue make clear. For clients with a great collection of contemporary art and a wonderful uptown duplex, Fox-Nahem knew exactly how to make the most of both—and did. In his weekend getaway in the Hamptons, both home and studio, the artist Steve Miller has created a fabulous retreat that's a 21st-century take on bohemian living. And for the artist Judith Hudson, the great Joe D'Urso put his iconic, elegant, modern-minimalist spin on a waterfront cottage from the ground up.

When it comes to exuberant, artful living, who knows more than Rosita Missoni? In her hands, bold patterns, bright colors, and wild textures come into brilliant harmony. Just look at her pop-up shop for Missoni Home at Bergdorf's in Focus and see how she does it. Don't miss our profile on Paul Montgomery, the master muralist who has taken the art of traditional décor to another level with his hand-painted scenics and custom wallcoverings. And for insight into New York's hotter than hot real estate market, check out the report from our recent real estate seminars. And that's just for starters.

Yes, I know, it's hot town, summer in the city. But is there anywhere you'd really rather be? Enjoy!

Jason Kontos

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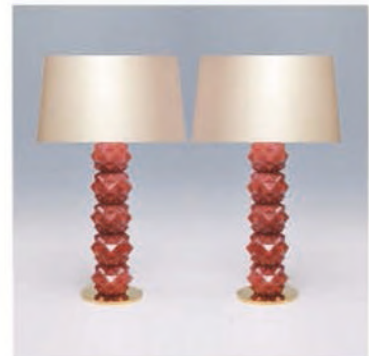
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WHEN WE THINK OF ART, our first thought is New York, where every day is an artistic adventure.

Art is found right in front of us on every borough street corner; uptown and downtown in our museums; down below in the subways; and up above in the skyscrapers – all of which are constantly evolving and enhancing the artist's palette that we get to call home. Whether it's at the newly opened Whitney or the recently completed One West End, we New Yorkers are constant witnesses to the world's finest art and architecture.

Although *New York Spaces* calls this "The Art Issue," we actually spotlight art and architecture in every issue throughout the year. In this issue, however, a favorite of our editors and mine, we pay special homage to the great mix of art and architecture in our lives and homes – the same mix that is New York City, after all.

New York Spaces recently celebrated the artistic talents of our advertising partners with events throughout the city. From tabletop to tile, the artistry of our marketing partners is on full display. See our photos on this page, which feature HG STONES' grand opening of its stunning new Flatiron District location, as well as famed Forty One Madison's NYC Tabletop Market, where *New York Spaces* co-hosted Interior Designer Day.

We're especially excited about a special section in this issue on REAL ESTATE. Recently, *New York Spaces* joined forces with Hundred Stories PR to start a new two-part conversation on the art of real estate and the impact of architecture. For the first, we gathered a panel of the metro area's leading experts on real estate, from Greenwich Village to Greenwich, Connecticut, and Harlem to the Hamptons. For the second, we invited international interior designers and acclaimed architects. The two discussions were held at One West End, an exquisite building with interiors by Jeffrey Beers International. We're sharing these exciting and engaging conversations with you in this issue and online at newyorkspacesmag.com.

Join us as part of the ongoing conversation, as a guest at our events, and as an advertising and marketing partner with us this fall. Until then, be sure to look up and down—and in our pages—at the art all around you!

Warm regards,

Lisa Ben-Isvy

Lisa Ben-Isvy
Publisher
New York Spaces



PHOTOS 1-3: Forty One Madison Interior Designer Day with *New York Spaces*

1. Patrick Hamilton, Patrick James Hamilton Designs; Lisa Ben-Isvy, *New York Spaces*; John Eason, John Douglas Eason Interiors; 2. Carl D'Aquino, D'AquinoMonaco; Jason Kontos, *New York Spaces*; Kenneth Hawkins, Waterford/Wedgwood/Royal Doulton; 3. Laurie Burns, Forty One Madison; Hans Galutera, BG Studio International

PHOTOS 4-6: Real Estate and Architecture Panel with *New York Spaces* and Hundred Stories PR

4. Jeffrey Beers, Jeffrey Beers International; Randy Gerner, Gerner Kronick + Valcarcel, Architects; 5. Drew Lang, Lang Architecture; Paris Forino, Paris Forino Interior Design; Randy Gerner, Gerner Kronick + Valcarcel, Architects; Eran Chen, ODA; Robin Dolch, Hundred Stories PR; 6. David Haffenreffer, Houlihan Lawrence; Jacky Teplitzky, Douglas Elliman; Samantha Sax, Elad Group

PHOTOS 7-8: HG Stones grand opening event with *New York Spaces*

7. Babu Reddy, HG Stones; Aurelio Elias and Cenk Sariucak, Port Morris Tile & Marble Corporation; 8. Prakash Doddahosahalli, HG Stones; Jesus Esteve, TheSize; Lisa Ben-Isvy, *New York Spaces*

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Arte, ITALY, 1940 • STOOL, Michel Boyer, FRANCE, 1960 •

FLOOR LAMP, Tommaso Barbi, ITALY, 1970s • TABLE LAMP, Jules

Wabbes, BELGIUM, 1970 • MIRROR, Fontana Arte, ITALY, 1958 • CRYSTAL DEER

HEAD, Mellerio dits Meller, FRANCE, 1980 • COLLECTION OF GLASS VASES, Franco Deboni,

ITALY, CONTEMPORARY • CEILING LIGHTS, Gio Ponti for Arredoluce, ITALY, 1960s • PHOTO by KEITH SCOTT-MORTON

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Cobalt blue edging and an array of copper dots used to cover up any surface imperfections make Richard Brendon's Speck collection of bone china dinnerware distinctive. Saucer shown here. MICHAELCFINA.COM

2 SEDUCTIVE

Martyn Lawrence Bullard plays off the Garden of Eden's sinfully seductive allure with his limited-edition, 40"-tall, crystal Eden Chandelier for Daum. DAUM.FR

3 INTRICATE NATURE

Ito Kish's Basilisa Armoire is made of kiln-dried mahogany and rattan. Available in custom colors and finishes. 15.7"W x 82.6"H. KISH.PH

4 OFF THE GRID

Fire, from Classic Rug, is a 4'7" x 7' natural silk rug inspired by the work of Joseph Albers and Machine Age art. Available in custom colors, lengths, and widths up to 12 feet. CLASSICRUG.COM

5 NEED A RIDE?

The aptly named Cabbie sofa from Orior showcases a saffron-colored leather with horizontal fluted stitching on the back cushions. 181"W x 29"H. ORIORNEWYORK.COM

6 BLAST FROM THE PAST

This Beach Blue 30" Big Chill Retro Stove accommodates a commercial-size baking sheet, is available in natural gas or propane, and has four burners. Take your pick from eight standard colors (Cherry Red included), and 200 custom colors. BIGCHILL.COM

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1



2



3



4



6



5



7

7 FOCAL POINTS

Armstrong's Metallaire Collection includes the Metal Ceiling and Wall tiles for contemporary appeal. Available in five colors. ARMSTRONG.COM

8 KINETIC APPEAL

These shapely and colorful woven chairs by & LAR were designed by Alexandra Larsen and Ramón Laserna. ELMONCHITOSTER@GMAIL.COM

9 PATTERN PANACHE

Inigo Elizalde's Tesoro pillow has a partner in a handwoven rug of New Zealand wool. INIGOELIZALDERUGS.COM

10 LET THERE BE LIGHT

This 1950s Italian table lamp from Bernd Goeckler Antiques features a green marble base and a brass structure leading to lacquered shades. 12 1/2"H. BGOECKLERANTIQUES.COM

11 ISLAND STYLE

Malene B's Sion Hill Cement Tile collection includes Bequia, a colorful, graphic pattern named after a picturesque beach in the Grenadines. MALENEB.COM

12 PUZZLE PIECES

Ceci Thompson's Triad cabinet doors showcase attractive tonal geometric forms painted over an acacia veneer. 31"W x 39.25"H. CB2.COM

CONTINUED ►



9



10



11



12



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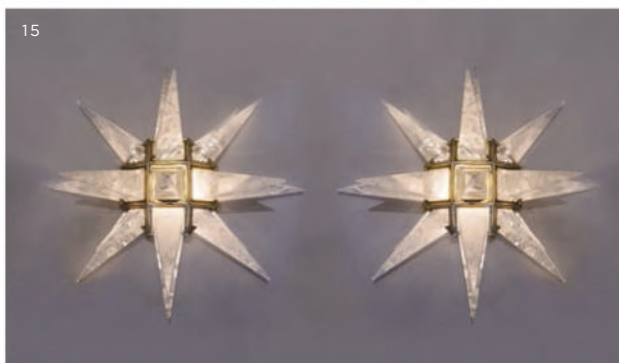
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13 SHOWSTOPPER

Asher Israelow's Anamorphic console is made of solid walnut with unexpected geometric brass inlays. Available in custom sizes. ASHERISRAELOW.COM



14



15

14 OBJET D'ART

Britto Charette's Wasi Porcelain collection includes Blue Kinsa, a limited-edition porcelain centerpiece handcrafted in Peru. BRITTOCHARETTE.COM

15 STAR POWER

Phoenix Gallery's pair of carved Rock Crystal sconces project beautiful ambient light. 21"W x 21"H. PHOENIXGALLERYNY.COM

16 ORGANIC FORMS

The striking, antique-burnished brass Cleo floor lamp from Kelly Wearstler displays the designer's signature flair for mixing metals and geometric forms. 60"H. KELLYWEARSTLER.COM



16



17

17 HISTORY UPDATED

The VOLA line of faucets and accessories, originally designed by Arne Jacobsen, includes the single lever VOLA HV1 faucet addition shown here in dark blue. HASTINGSTILEBATH.COM

18 LUXE LOOK

The Armchair 30 from Ginger Brown pairs a shagreen body with suede cushions. GINGER-BROWN.FR



18



19

19 STRAPPING SEAT

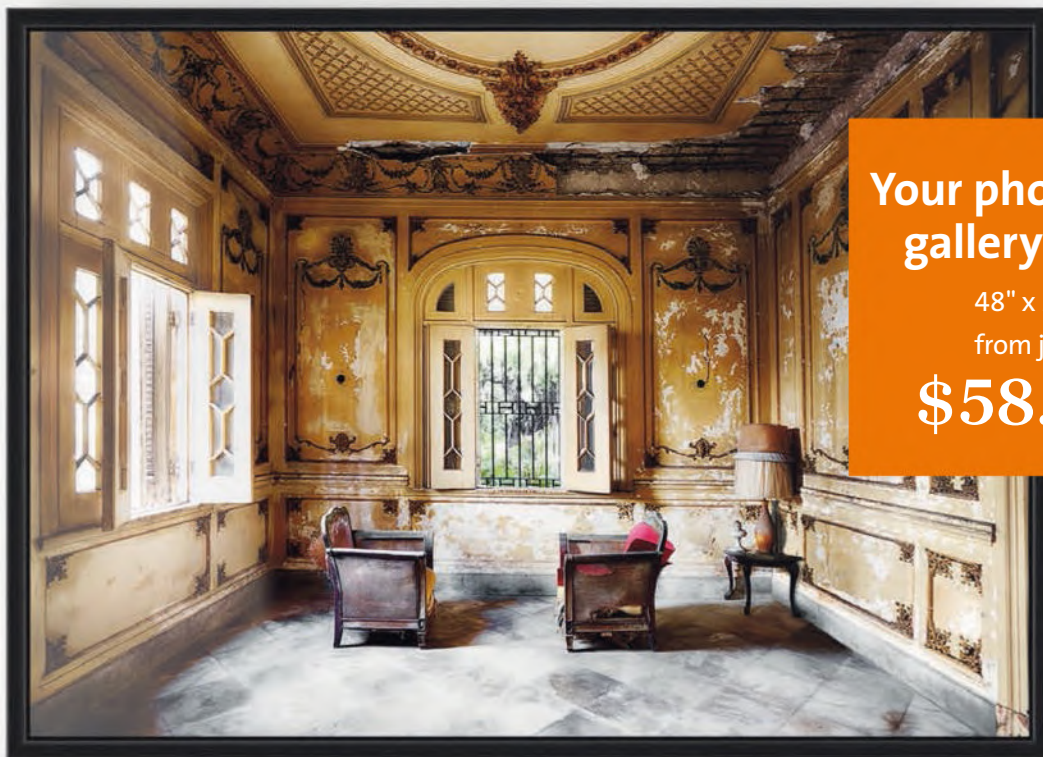
The Steven Volpe-designed Crin Bar and Counter Stool for McGuire features a sturdy, rawhide-wrapped base and a seat of wide, woven rawhide straps secured with brass nailheads. MCGUIREFURNITURE.COM

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DREAMING IN COLOR

WITH HER LATEST EXUBERANT COLLECTION FOR MISSONI HOME, ROSITA MISSONI MAKES FANTASY A DÉCOR REALITY IN A WHIMSICAL RIOT OF COLOR, PATTERN, AND TEXTURE

FANTASY ISLAND A bedroom abloom in fabrics from Lilium Multicolor. Missoni's inspiration board for the Lilium Multicolor group. Poufs and pillows add bursts of pattern, color, and texture. The collection's offerings include versions for the exterior, such as Poppies Outdoor.



TEXT JUDITH NASATIR

JUST TRY IMAGINGING

Rosita Missoni's dreams. Basta. Impossible. But thanks to her one-of-a-kind gifts for translating color, pattern, and texture into the fabrics and furnishings of domestic life indoors and out, there's no need to look beyond her latest Missoni Home Collection for a real infusion of the ineffable Missoni glamour. Launched stateside at Bergdorf Goodman this past May—and available at TJ Vessor America, Missoni Home's Broome Street showroom—it offers a transformative fantasia of stripes, zigzags, florals, and more. Chic? Yes. Unique? Of course. Fashionable? Indeed. But the designs in the collection's eight groups—Poppies Outdoor, Lilium Multicolor, Lilium, Poppies, Fiore Pop, Golden Age Jewel, Golden Age Silver & Gold, and Onix—are intended to endure. As Missoni says, "Fashion is ephemeral and this is its

great charm. Home is long lasting, like elegance."

"My home is my nest: unconventionally stylish, cozy, comfortable, colorful, harmonious, happy, relaxing and full of light," Missoni continues. "Besides my bedroom, which is my refuge, I would say the dining room is my favorite room because it is the core of the home. It is a kind of veranda with sliding door-windows overlooking the garden."

Missoni has translated all those feelings and vistas into this collection's designs—rugs, divider screens, beds, poufs, and more, all dressed in her characteristically playful mix of intricate jacquards, digital prints, and richly textured fabrics in hues quiet and vibrant. While it may not be possible to imagine Missoni's dreams, thanks to Missoni Home, it is possible to inhabit her dream world. **SEE RESOURCES ■**

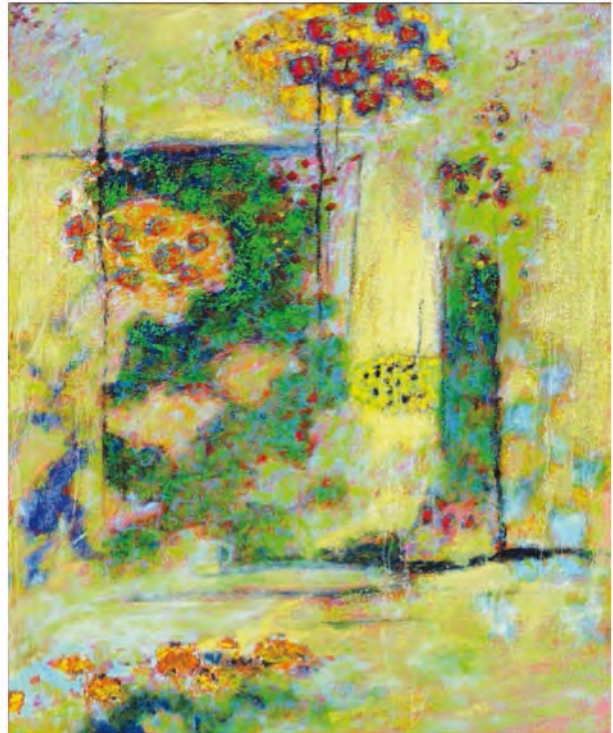
Rick STEVENS

"THE NATURE OF WHAT ARISES"



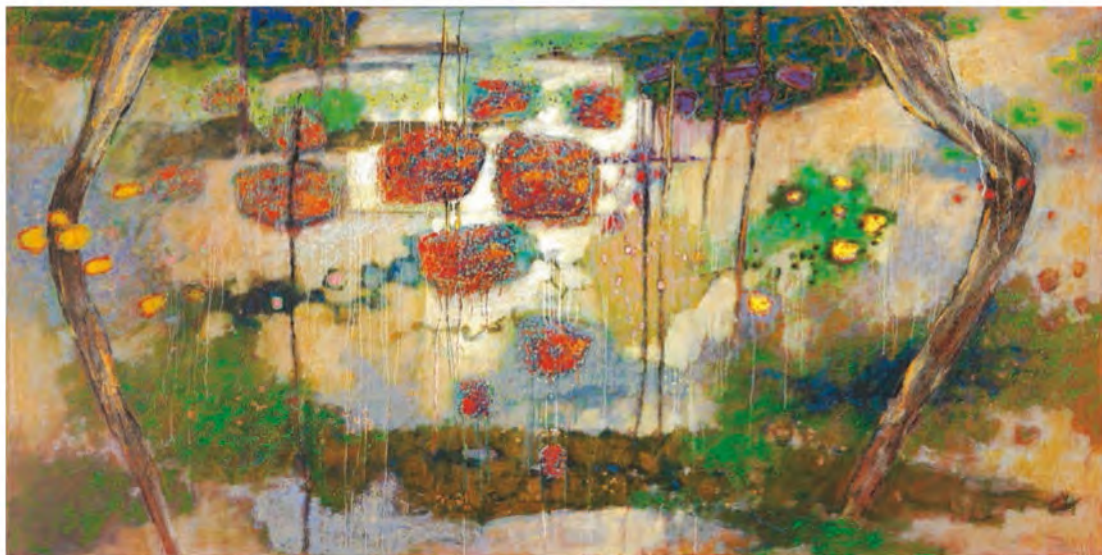
45x32 - oil on canvas

Shimmering Land



44x36 - oil on canvas

Prayers, Wishes, Illusions



48x36 - oil on canvas

Ulu Wehi

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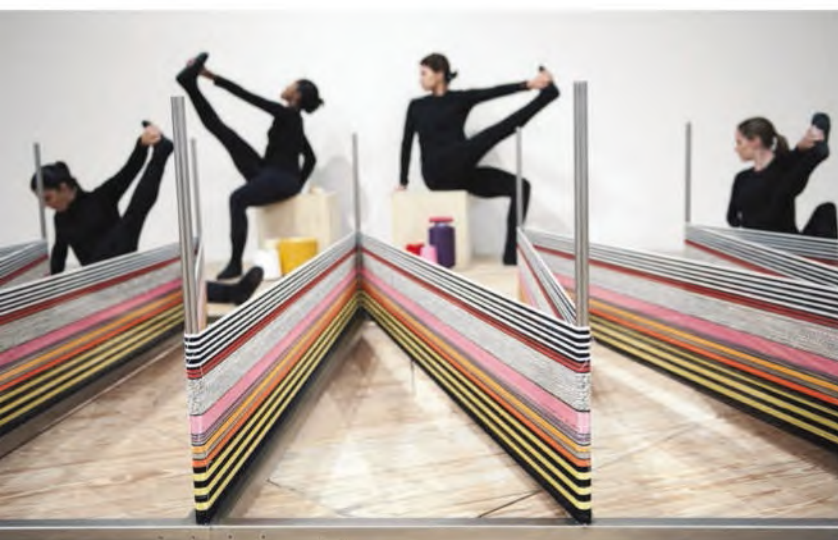
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GARDEN VARIETY

Through November 1, the New York Botanical Garden hosts *Frida Kahlo: Art, Garden, Life*. Focused specifically on Kahlo's passion for and artistic engagement with the botanical world of her native Mexico, the show transforms much of the NYBG with her imagery. Kahlo's studio and garden at the Casa Azul (Blue House) find expression in the Enid A. Haupt Conservatory; more than a dozen of her paintings and drawings are on rare display in the LuEsther T. Mertz Library's Art Gallery. Adriana Zavala, Ph.D. served as guest curator. NYBG.ORG

DURING SUMMER IN NEW YORK, ART IS HERE, THERE, AND EVERYWHERE



DUTCH TREAT Moooi, the edge-defining Dutch design outpost co-founded by Marcel Wanders and Casper Visser, recently opened its first U.S. showroom and brand store. Housed in one of NoMad's early 20th-century sandstone-fronted structures, the 3,875-square-foot multi-function space was designed by architect Winka Dubbeldam's firm in strict, constructionist, raw-concrete mode. The result makes the most of Moooi's ever-modish, always playful furnishings—and by extension, its characteristically unique and design-savvy approach to living. MOOOI.COM



WOMEN'S WORK *Pathmakers: Women in Art, Craft and Design, MidCentury and Today* enlivens the Museum of Arts and Design through September 27. After World War II, women innovators in textiles, ceramics, and metals contributed much practical beauty to visual and material culture. With more than 100 works, this show explores these gender-bending pioneers and their remarkable successes in the male-dominated design fields. Featured artists include: Ruth Asawa, Edith Heath, Sheila Hicks, Karen Karnes, Dorothy Liebes, Alice Kagawa Parrott, Toshiko Takaezu, and Eva Zeisel. MADMUSEUM.ORG



IN DESIGN With *Everything Is Design: The Work of Paul Rand*, on display through July 19, the Museum of the City of New York gave props to a colossus of graphic design, art direction, and corporate branding. Paul Rand (1914–1996) transformed the visual landscape of the 20th century, from his early days as a Madison Avenue maverick to his reimagination of the book arts to his mid-century reinvention of IBM's corporate image to his late 20th-century collaborations with Steve Jobs on NeXT to his years as a Yale eminence. A worthy remembrance; a necessary introduction. MCNY.ORG



CONTINUED ►

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FRENCH TWIST The grande dame of French design shows, MAISON&OBJET launched a U.S. satellite this May. Bonjour, Miami Beach! Called MAISON&OBJET Americas, it had all the hallmarks of the ultra chic Paris original. What's that got to do with the Big Apple? Plenty. Miami—virtually a suburb of New York—is a thriving international hub, too. The show's carefully curated group of exhibitors—300-plus handpicked brands from around the world, many from the Americas—played to design-and-décor savvy clients from at home and abroad. Just like we do here. MAISON-OBJET.COM/AMERICAS

THE STONES Architects, designers, decorators, and, yes, even we everyday people take delight in the utility and variety of stone, one of nature's most variable and beautiful materials. So does HG Stones, a New York metro area uber resource. The global marketplace is to hand in its three showrooms, filled with marble, granite, agate, basalt, and other offerings from around the world. Many come in slab form, with each slab unique. Some are as nature created them. Others are man-enhanced—fused, color enriched, and more. HGSTONES.COM



TREE HUGGERS Through Winter 2015-16, Madison Square Park is home to *Fata Morgana*, Teresita Fernández's remarkable sculpture installation. Named for a natural phenomenon—a horizontal mirage forming across a horizon line—the MacArthur Award-winning artist's 500 running feet of mirror-polished pieces of sheet metal nestle at tree height and span the park's pathways, creating a captivating overhead canopy. Shaped and perforated to resemble leaves, the metal elements glimmer with glimpses of the surrounding environment. MADISONSSQUAREPARK.ORG

AIR APPARENT Your Keds are over, and maybe even your Air Jordans, as *The Rise of Sneaker Culture*, though October 4 at the Brooklyn Museum, makes clear. This show explores our cultural obsession with a once casual, now couture form of footwear, running through the type's evolution from sportswear to, in recent years, street cred signifier, engineering marvel, and fashion fixation. Included among the 150 pairs on display are archival examples from Puma, Adidas, Converse, Nike, and Reebok, as well as luxury market manifestations by Louis Vuitton, Prada, and others. BROOKLYNMUSEUM.ORG



CONTINUED ▶

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→ **COUNT THE NINAS** At the New-York Historical Society through October 12, *The Hirschfeld Century: The Art of Al Hirschfeld* celebrates the man who with witty line and piercing insight documented all aspects of the performing arts in the 20th century. Organized by Louise Kerz Hirschfeld and guest curated by David Leopold of the Al Hirschfeld Foundation, the show includes more than 100 original drawings, from Hirschfeld's early work for Hollywood studios to his last drawings for *The New York Times*, plus selections from his sketchbooks, ephemera, and related videos. NYHISTORY.ORG



→ **THE PROMISED LAND** At the Museum of Modern Art through September 7, *One-Way Ticket: Jacob Lawrence's Migration Series and Other Visions of the Great Movement North* feels particularly timely. The show, which reunites all 60 panels of Lawrence's epic series, marks the centennial of the start of the Great Migration, the decades-long mass movement of African Americans from the rural South to the urban North. Of primary interest is the way that Lawrence and others developed innovative artistic strategies to depict multiple aspects of a crucial episode in 20th-century history. MOMA.ORG



→ **EXHIBITIONISTS** Any visit to the Hamptons this summer should include at least one stop at the Parrish Museum. The museum annually invites one artist to do a site-specific project for its Platform series. This year it hosts sculptor Tara Donovan; her wonderful construction of Slinkys® is on display through October 18. From August 2 – October 18, the Parrish also presents *Andreas Gursky: Landscapes*. Celebrated for his monumental, finely detailed photographs, Gursky turns his lens on both natural and manmade vistas. The results? Both reportorial and transcendent. PARRISHART.ORG



→ **EXPOSE YOURSELF TO ART** Don't miss the just-published *High Art: Public Art on the High Line*. Edited by curator Cecilia Alemani, and with a foreword by Donald R. Mullen, Jr. and contributions by Johanna Burton and Linda Yablonsky, it documents the first five years of art on the High Line: 100-plus public art projects that include sculpture, performance, and sound works by a range of artists, from established figures such as John Baldessari, El Anatsui, and Ed Ruscha, to critically acclaimed mid-career artists such as Carol Bove, Sarah Sze, and Mark Grotjahn. RIZZOLIUSA.COM

For image information, [SEE RESOURCES](#) ■

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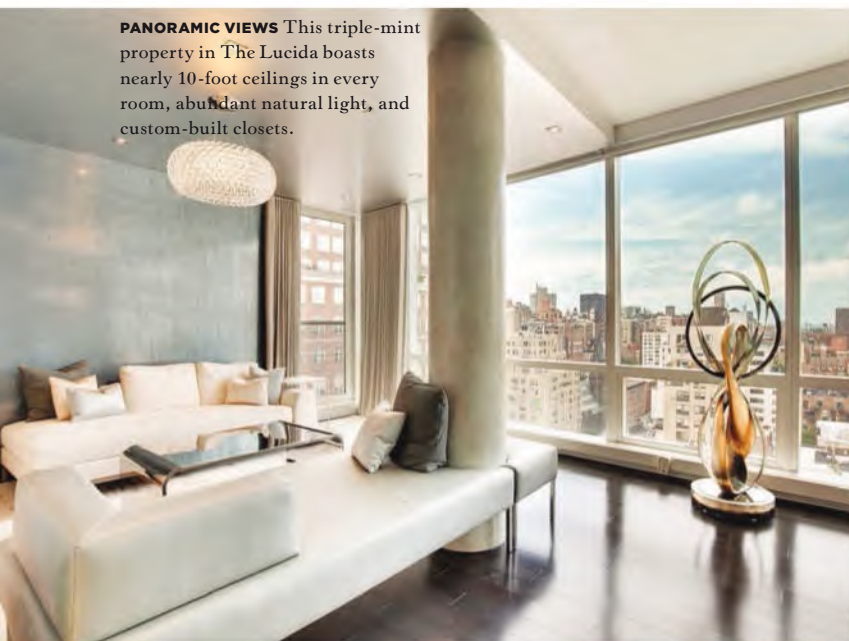


THE FUTURE OF REAL ESTATE, DESIGN, AND ARCHITECTURE

NEW YORK SPACES HELD AN EXCLUSIVE PANEL DISCUSSION TO DISCOVER THE TRENDS THAT WILL SHAPE LIFE IN MANHATTAN, THE HAMPTONS, AND BEYOND

TEXT ALISON KOTCH

PANORAMIC VIEWS This triple-mint property in The Lucida boasts nearly 10-foot ceilings in every room, abundant natural light, and custom-built closets.



THERE'S NOTHING that excites New Yorkers more than real estate: Whether it's purchasing a home, personalizing it with décor and amenities, or entertaining family and friends, homes will always be a source of pride and a reflection of those who live in them. But while deciding to invest in property is easy, it's more difficult to keep up with the changing tastes of the market, and to design spaces that deliver the convenience Millennial buyers desire.

"If I could predict the market for six months I would be happy," says Jacky Teplitzky, a top producer at Douglas Elliman who has sold more than \$1 billion in property since 2000. "Our [housing] market is changing like the stock market, almost on a daily basis."

Partnering with Hundred Stories PR, the magazine brought together ten of New York's most successful minds in the business at One West End, the first of five buildings at the new Riverside Center. For a look inside the real-estate crystal ball, read on. For more insights from the panelists, visit www.newyorkspacesmag.com/video.

THE EXPERTS

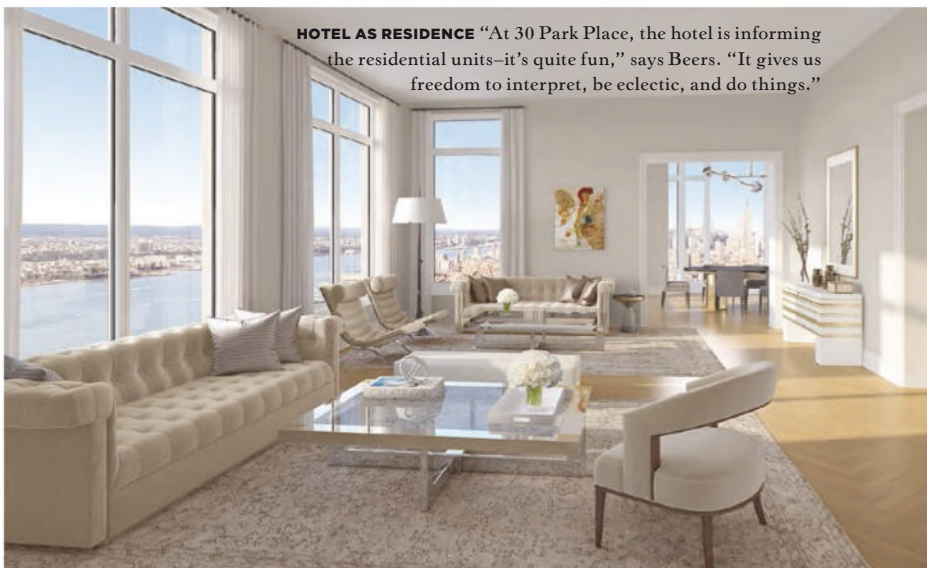


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JEFFREY BEERS is principal and founder of Jeffrey Beers International, where his work has set a new standard in the field of hospitality and, with One West End, residential design. Some of his most revered projects include the Plaza Food Hall, Fifty St. James, and The Cove Atlantis.



"I BELIEVE THAT KITCHENS ARE THE GYMS OF 2014. THE SENSIBILITY OF THEM BEING THE HEART OF THE HOME IS HERE TO STAY, AND I'M HAPPY ABOUT THAT."



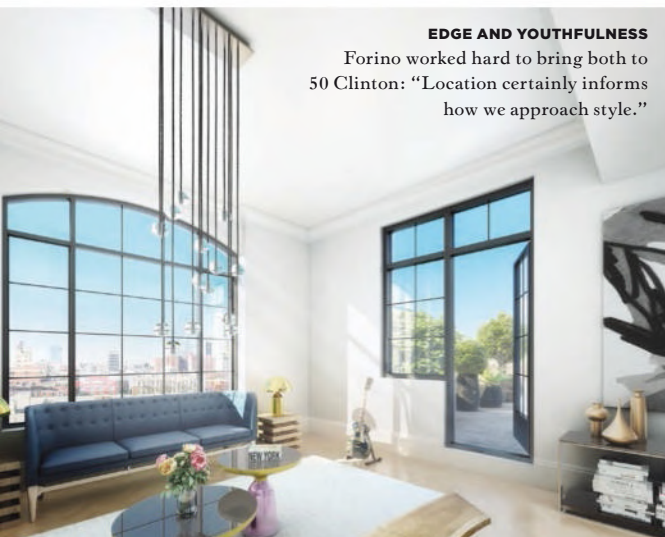
HOTEL AS RESIDENCE "At 30 Park Place, the hotel is informing the residential units—it's quite fun," says Beers. "It gives us freedom to interpret, be eclectic, and do things."



ERIC SCHLEYER

PARIS FORINO, principal of Paris Forino Design, is setting the standard for boutique residential spaces across Manhattan. Her most recent projects include 50 Clinton Street, 204 Forsyth and 152 Second Avenue.

"THERE IS A LOT OF GREAT PRODUCT ON THE MARKET AT THE MOMENT, SO BUYERS ARE LOOKING FOR SOMETHING BEAUTIFUL AND EXTRAORDINARY."



COURTESY OF HUNDRED STORIES PR

EDGE AND YOUTHFULNESS

Forino worked hard to bring both to 50 Clinton: "Location certainly informs how we approach style."

FOR MANHATTAN homebuyers with a budget of \$500,000 to about 2 million, having a washer/dryer in the apartment and a gym in the building is no longer negotiable. Storage and outdoor space for sunset cocktails are close seconds. What, then, can developers incorporate to make a property more appealing? Uniqueness is key, as well as delivering a space that is beautiful and functional.

"Real estate is becoming like a collector's item—you have to think of real estate like art," notes Teplitzky. "It's not only about living in the apartment; people want to collect. They want to have in their portfolio the best possible real estate, something that really appeals to them."

A space that satisfies all of these requirements is what Teplitzky calls "triple mint," a property that gets snapped up on the resale market because it doesn't require permits or work to improve.

In the Hamptons, where homeowners have the luxury of space and budgets to match, the sky's the limit. "My market has been very traditional, but you're seeing it evolve architecturally to where you have panorama windows that go up into the ceiling—and they're 1,500 pounds and do it effortlessly—and the whole back of the house opens up," says Cody Vichinsky, co-founder of Bespoke Real Estate and a premier broker at the top of the Hamptons real estate market. "It's really trying to maximize your vista or whatever it is that you have from a property's perspective."

There's also a global influence in Hamptons architecture, Vichinsky adds, that only increases the beauty and appeal of homes in the area. From wine cellars/rooms to bigger pools and theaters, the desire to be at the forefront of the amenities curve isn't dictated by space restrictions.

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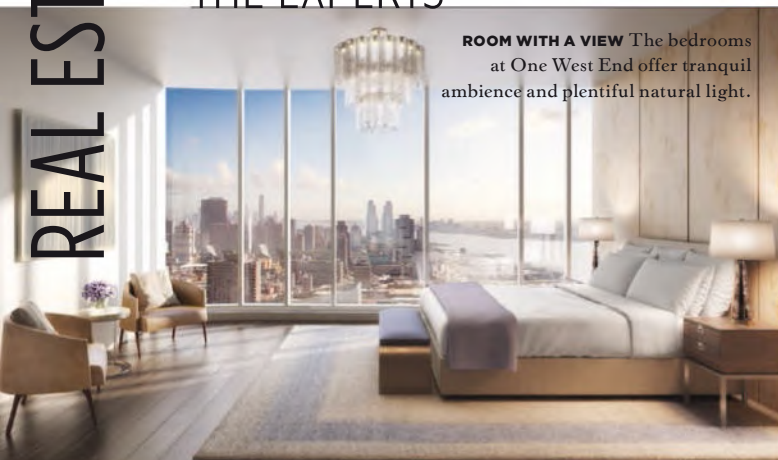
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THE EXPERTS



ROOM WITH A VIEW The bedrooms at One West End offer tranquil ambience and plentiful natural light.



INDUSTRIAL ELEGANCE 51 Jay Street takes cues from history to create modern luxury.



ERAN CHEN, founder and executive director of Office for Design & Architecture (ODA), is known for creating buildings that are radically innovative and ecologically responsible. Some of his most recent projects include 75 Nassau Street, 10 Monteith Street, 100 Norfolk, 10 Jay Street and 15 Renwick.

“WE ARE BLURRING THE LINE BETWEEN AN OFFICE SPACE, A GUEST ROOM, AND A RESIDENCY AT THIS POINT. AND I THINK THAT IS A GOOD THING: YOU HAVE A SENSE OF COMFORT IN MANY DIFFERENT LOCATIONS.”



LEFT TO RIGHT: Robin Dolch, Jeffrey Beers, Drew Lang, Paris Forino, Randy Gerner, Eran Chen, Lisa Ben-Isy, in the afternoon session

“RESORT-STYLE LIVING, AND AMENITIES AND SERVICES THAT SPEAK TO YOU LIKE A HOTEL: THAT’S WHAT PEOPLE ARE LOOKING FOR.”



SAMANTHA SAX is executive vice president of Elad Group, where she oversees all aspects of sales and marketing for Elad’s extensive portfolio, including trophy properties One West End, 22 Central Park South and 250 West Street in New York City, as well as The Carlyle Residences in Los Angeles.



CHEF WORTHY Designed by Scavolini, each One West End kitchen features a baking station and coffee bar.



WELL APPOINTED At 22 Central Park South, buyers have often purchased what’s shown in model residences, down to drapery and furniture.

Buildings with resort-style amenities will only become more popular with Manhattan residents. “When you’re in a hotel, you never really want to leave—we wanted to bring that into your home,” says Samantha Sax, executive vice president of Elad Group, of the One West End property. Multi-purpose rooms are another benefit of life at One West End: Kids’ rooms can be rented out for birthday parties; the chef’s kitchens are perfect for events; and the lounge, an inviting setting for cocktails, dinner parties, or Thanksgiving.

The popularity of mixed-use properties in the city and beyond will only grow in the next ten years. “We’ve got two or three projects downtown that are going to have shared lobbies, amenities, and elevators. **CONTINUED** ▶

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THE EXPERTS



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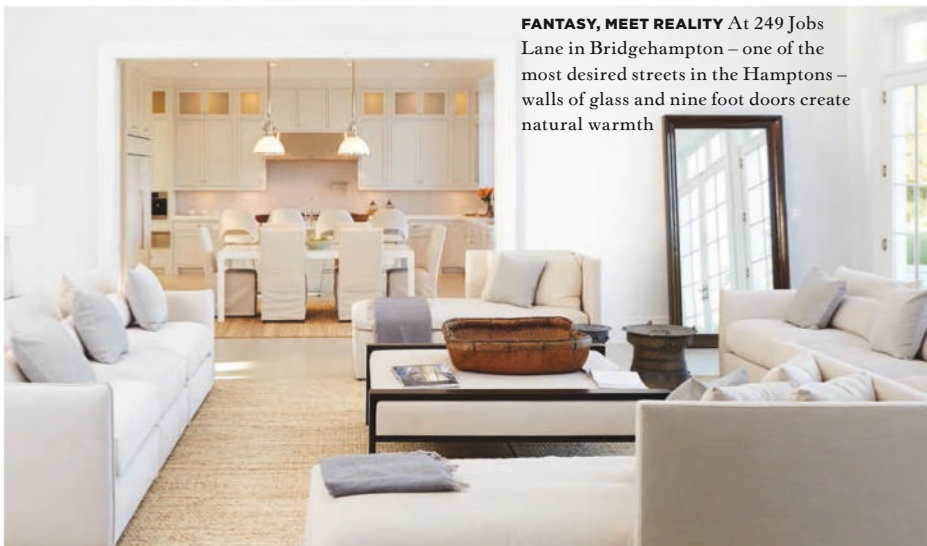
CODY VICHINSKY, co-founder of Bespoke Real Estate, is a premier broker at the top of the Hamptons real estate market, responsible for many of the East End's most notable sales/transactions priced at \$10 million and up.



JACKY TEPLITZKY is one of the very first to successfully launch a team in New York City at Douglas Elliman. She has sold more than \$1 billion in property since 2000, making her among the top 1% of all New York City agents, as well as a top producer at Douglas Elliman, the nation's fourth largest real estate company.



"A LOT OF PEOPLE ARE UPGRADING. THEY MAY HAVE HAD HOMES THEY'VE LIVED IN FOR 20+ YEARS, AND NOW THEY'RE READY TO MOVE ON INTO REALLY SIGNIFICANT WATERFRONT OR SPECIAL PROPERTIES."



FANTASY, MEET REALITY At 249 Jobs Lane in Bridgehampton – one of the most desired streets in the Hamptons – walls of glass and nine foot doors create natural warmth

"DESTINATION BUILDINGS ARE CHANGING THE THING WE USED TO LIVE BY IN NEW YORK: LOCATION, LOCATION, LOCATION. BECAUSE WHEN YOU HAVE A BUILDING THAT BECOMES A DESTINATION, PEOPLE ARE BUYING IN THAT BUILDING."

How do you blend and differentiate what is good and bad for each of those uses? It's brilliant because it does force us to think of what it means to enter an office, and what it means to enter an apartment building," says Randy Gerner, principal of Gerner Kronick + Valcarcel Architects.

At the event, *New York Spaces* got the first glimpse of One West End's groundbreaking kitchens, which took over a year to design. Drawing from years of experience working with chefs like Daniel Boulud and Bobby Flay, Jeffrey Beers thoughtfully designed each prep area, station, and drawer for maximum efficiency. "I've spent most of my career designing hospitality projects...a couple hundred restaurants, and a lot of hotels in the last four to five years," explains Beers, principal and founder of Jeffrey Beers International. "But what inspired me the most is the restaurant work. Being a parent and raising two children in Manhattan, at the end of the day we know that the kitchen is

really the heart of the home. For me, this whole project was about that."

No matter the price point, New Yorkers are becoming increasingly discerning about amenities in the home. What's next: Resort-like services—on call whenever you need them—and buildings that could help you live longer.

"In my opinion, the doorman has to evolve into the concierge," says Teplitzky. "Why? Because in New York, we have less and less time. We want somebody who will do everything for us. We need a babysitter, a housekeeper, a dry cleaner...all of those basic things. So the doorman, in the way that we know it, has to evolve. The new developments are doing it more and more, but we also need it in existing housing."

While a one-stop source for outsourcing help is an attractive option, Teplitzky adds that on-call services (such as a hairdresser who is ready to go at 10pm) is the future, enhancing the manicure, pedicure and masseuse services that tend already to be on site. These services will



RANDY GERNER, principal of Gerner Kronick + Valcarcel Architects, is responsible for more than 10 million square feet of base building and interior design work. His projects include the Olive Grove Tower in Istanbul, 2 Cooper Square and, most recently, 5 Beekman.



“HOW CAN WE TAKE THE LESSONS WE’RE LEARNING ABOUT HIGH END CONDOMINIUMS FROM A DESIGN POINT OF VIEW AND SHARE THAT WITH MORE AFFORDABLE PRODUCT? THAT’S GOING TO BE A MAJOR COMPONENT OF OUR WORK.”



ERIC SCHLEYER

DREW LANG, principal of Lang Architecture, consistently creates progressive and distinctive works of architecture. His most recent project is Hudson Woods, a 26-home sustainably designed community in Kerhonkson, New York.



COURTESY OF HUNDRED STORIES PR AND HUDSONWOODS.COM



“THE PSYCHOLOGY OF BUILDINGS MOST IMPORTANTLY LIES IN HOW PEOPLE EXPERIENCE SPACES ON AN EMOTIONAL LEVEL.”

undoubtedly appeal to Millennial residents, as well as buyers who have multiple homes in different cities.

Properties such as 22 Central Park South, which offers a 24-7 concierge with Bergdorf Goodman, are specifically designed for those who want the best of the best, but don’t necessarily have the luxury of time to source it themselves: Everything from china, clothing, makeup, and home goods can be delivered—even if the owner calls from Europe via Facetime or Skype—and Bergdorf specialists will arrange for the items to be ready upon arrival.

Those who own property outside of the city can also expect concierge-style amenities in multimillion-dollar homes as well as condos, such as The Harbor in Greenwich, Connecticut; another development on the market next fall will have a full-time concierge. “People like to know that there’s somebody else to call,” says David Haffenreffer, brokerage manager of Houlihan Lawrence’s flagship office in Greenwich. “I think the travel agent will make its way back, because it’s a level of concierge service we gave up when the Internet showed up and we thought we could get a better deal. So I think **CONTINUED ►**

THE EXPERTS



"PEOPLE WANT IT FINISHED, THEY WANT TO MOVE IN, THEY HAVE TO GO TO WORK IN THE MORNING. AND I THINK IT'S THAT WAY ACROSS THE WHOLE ECONOMIC SPECTRUM."



KLARA MADLIN, founder of Klara Madlin Real Estate, opened her namesake firm in 1984. It was one of the first brokerages to sell property above 86th Street and now represents some of the most in-demand new developments in neighborhoods including Hudson Heights, East Harlem and Washington Heights.

it's coming full circle: We are wanting to rely on somebody else to do the work."

New York developers like Elad Group are taking cues from other U.S. cities, such as Miami or Los Angeles, whose Carlyle Residences offer 24-hour, white-glove concierge service. From dog walking and grooming to babysitters and activities for children, residents have come to appreciate the peace of mind that comes when details are handled with just one phone call, something New Yorkers can expect to see more and more as new buildings enter the market.

Health and environmentally conscious buyers will also have reason to celebrate: The panelists agreed that Delos-style living would be incorporated into more buildings.

"There are two parts to the Millennial life: Detox, and retox. Great social places—the indoor/outdoor experience—are key," Haffenreffer says. "The detox portion of it has leant itself to the creation of a lot of organic garden companies, which will create gardens where you can go out and clip and create meals in your fantastically beautiful kitchen."

Manhattan and Brooklyn dwellers eager to escape city life will be especially attracted to Hudson Woods in Kerhonkson, New York, where buyers can have a modern, energy-efficient home surrounded by nature for less than a million dollars. A healthier and more efficient life in and out of the city: The future can't come soon enough. **SEE RESOURCES ■**



DAVID HAFFENREFFER is the brokerage manager of Houlihan Lawrence's flagship office in Greenwich, Connecticut. He joined the real estate industry in 2005 after 15 years in the financial news business with Bloomberg, Reuters, and CNN.



"PEOPLE WHO ARE SELLING 10 MILLION DOLLAR HOMES ARE NOW DOWNSIZING INTO A TYPE OF LIFESTYLE AND A TYPE OF LIVING THAT ENABLES THEM TO LOCK THE DOOR AND GO."



LEFT TO RIGHT, TOP: David Haffenreffer, Cody Vichinsky; LEFT TO RIGHT, BOTTOM: Klara Madlin, Jacky Teplitzky, Samantha Sax



Publisher, Lisa Ben-Isvy and Editorial Director, Jason Kontos



Jeffrey Beers and Samantha Sax



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→ 190 RIVERSIDE DRIVE

5 BR, 5.5 BATHS, APPROX. 4,500 SQ. FT.

Designed by architect Howard Spivak, this Upper West Side penthouse features a living area with partial-glass ceilings and bi-fold glass walls to the outdoor space. The kitchen and a south-facing media room also have terrace access. The five bedrooms are located in a separate wing; the master has its own terrace. Upstairs from the living area is another large terrace.

LISTED AT \$18,900,000

CONTACT: LISA K. LIPPMAN, BROWN HARRIS STEVENS;
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ARTS AND LEISURE

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→ 10 GRACIE SQUARE

4 BR, 4.5 BATHS

APPROX. 5,000 SQ. FT.

In this East River duplex designed by Daniel Romualdez, the river views through floor-to-ceiling windows catch the eye first. The living room, dining room, and corner library all open to an east-facing terrace that spans the length of the apartment. A floating staircase leads to a master suite featuring a gas-burning fireplace, en suite dressing room, and spa-like bath.

LISTED AT \$11,900,000

CONTACT: KATHRYN STEINBERG;
BROWN HARRIS STEVENS;
212.396.5868; BHSUSA.COM

WATCHCASE, PENTHOUSE 4, ← SAG HARBOR

3 BR, 4.5 BATHS, APPROX. 2,848 SQ. FT.

In the former Bulova Watchcase Factory, this tower penthouse has panoramic views from every room. The loft-like living/open kitchen area sports oversized windows, beamed ceilings, and exposed brick. Upstairs is a window-encased library, which shares a double-sided fireplace with the rooftop terrace. Fumed oak floors, detailed millwork, and honed marble surfaces add character.

LISTED AT \$10,200,000

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→ HOTEL DES ARTISTES

3 BR, 2 BATHS

Part of Artistes Row, a group of buildings originally intended to house musicians and artists, this six-room duplex in the Hotel des Artistes features a double-story living room with a balcony and classic carved-wood details throughout. The second floor has three bedrooms, including a master suite with three windows that overlook the living area and a view of Central Park.

LISTED AT \$6,250,000

CONTACT: LOIS NASSER, SOTHEBY INTERNATIONAL REALTY; 212.606.7706; SOTHEBYSHOMES.COM



285 LAFAYETTE, APT. 2B

4.5 BR, 3.5 BATHS, APPROX. 4060 SQ. FT.

Architect Costas Kondylis converted this cast-iron Soho icon, once a chocolate factory, to condominiums in 1999. Its voluminous rooms combine pre-war timelessness with modern concierge-level service. Cast-iron columns, 12-foot ceilings, and original (refinished) Brazilian cherry floors frame massive living and dining areas. The master bedroom features a glamorous seating area.

LISTED AT \$11,000,000

CONTACT: JESSICA C. CAMPBELL, NEST SEEKERS INTERNATIONAL; 212.252.8772; NESTSEEKERS.COM



← SOUTHAMPTON, OCEANFRONT

5 BR, 6 BATHS, APPROX. 5,813 SQ. FT., ON APPROX. 2.3 ACRES

This Norman Jaffe-designed oceanfront residence on Meadow Lane includes a large reception hall and open living area with a cathedral ceiling, all wrapped in natural wood and stone. There are decks off the living room, the sunny kitchen, and the master suite. The latter also features a fireplace and teak-paneled bath. The pool house boasts a full kitchen and a covered dining area.

LISTED AT \$26,000,000

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NEW YORK HOME

AROUND TOWN CLOCKWISE FROM TOP LEFT: A view from the Sayville Ferry on the way to Fire Island Pines. The new Hollwich Kushner-designed Fire Island Pines Pavilion houses a nightclub, gym, gallery, and more. A sculpture adds interest. The Pines is certainly not lacking in fun events, many of which are advertised throughout the island. Interconnecting boardwalks define the landscape and serve as the primary way to get around. The harbor at The Pines Marina.



PRODUCED BY NICOLE HADDAD



FIRE ISLAND PINES

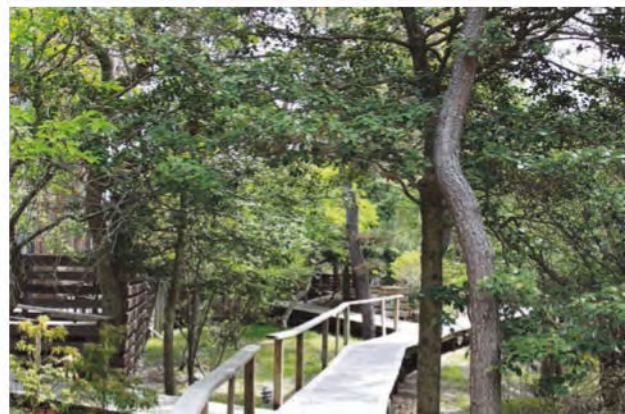
A LIVELY SUMMER destination celebrated for its inhabitants' penchant for late-night dancing, Fire Island Pines, or The Pines as it is often referred to, is a gay-friendly Brookhaven hamlet in Suffolk County, New York. Like its LGBT-oriented neighbor Cherry Grove, The Pines draws the crowds with both its festive nightlife and its beautiful beaches. While very few residents actually live on Fire Island year around, the peak season—which runs from April through October—has both homeowners and renters flocking to the area. In fact, per Island Properties' owner Jon Wilner, of the Pines' 650 homes, 350 are rentals, and most of them are booked by Labor Day of the year prior.

Much of the charm of The Pines, and of Fire Island, lies in the fact that no cars are allowed. Unless you are one of the lucky few who has a boat, your feet take you mostly everywhere—just follow the winding, interlocking boardwalks that connect the community. Old-school wagons are used to haul groceries and goods around—the refreshing simplicity of island life is not lost on anyone. A small, harbor-side commercial center is a de facto meeting hub with its handful of shops, restaurants, venues, and one grocery store.

GETTING THERE Take the Sayville Ferry from Sayville to Fire Island Pines. Contact the Pines Marina to reserve a slip at the harbor.



PHOTOGRAPHY BY NICOLE HADDAD.



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SNAPSHOTS TOP: The Pines is full of beachside properties facing the Atlantic Ocean. **ABOVE:** Scrub pine trees dot the area—hence the name. **RIGHT:** The Pines Bistro. **BELOW:** Much of the architecture is suited to the beach. Surprisingly enough, of The Pines' 650 homes, approximately 40 are said to be designed by the late modernist architect Horace Gifford.



ISLAND LIFE TOP RIGHT: The Canteen. **CLOCKWISE FROM ABOVE LEFT:** Island Properties' owner Jon Wilner opened The Pines Gallery three years ago to feature artwork from the talented homeowners, renters, and working professionals of The Pines. "I have always been so proud of the fact that so many people of The Pines are so talented," says Wilner. Residents and visitors use wagons to transport goods. The beach is jam-packed in the summer.

A BRIEF HISTORY

The Pines has had several lives. Hard to imagine now, but it was a family-oriented weekend getaway in the '50s. By the '60s, it had morphed to a gay destination drawing an incredibly intelligent, innovative, and talented crowd of fashionable people—a trend that continues today. The Disco era did nothing to dampen the community's jovial spirit. In the late '60s and early '70s, The Pines was put on the map when an afternoon ritual of dancing and drinking (known as the Tea Dance) went global. Now referred to as Low Tea, the social event runs every day from 5:00 to 8:00 PM at the Blue Whale: it is the place to be seen. For those who miss it, dancing is always on the menu at the new Hollwich Kushner-designed Pavilion or at the Sip-N-Twirl. The famed original Pavilion was a casualty of a 2011 fire that destroyed many of the commercial district's businesses, most of which have been rebuilt.

FESTIVITIES

One of the most fun-filled events is the annual Fourth of July Invasion of the Pines. Drag queens start the day in Cherry Grove and then sail over to "invade" The Pines, reenacting a moment when a drag queen from The Grove was denied entrance into a Pines establishment in 1976.

The visitor who suffered that indignity returned with a boatload of his friends on that July 4th; all were happily welcomed. The Fire Island Dance Festival, The Ascension (rumor has it the dance event is moving to Mykonos, Greece for the year), and finally the Pines Party—an all night beach dance party held at the end of July of each year—are also big draws.

ARCHITECTURE

Horace Gifford, the late modernist architect, built numerous simple, yet beautiful, low-tech

coastal homes on The Pines. Bromley Caldari Architects has also contributed to the landscape.

NSFW

Photographer Tom Bianchi captured Fire Island Pines' candid days of revelry in his book *Fire Island Pines, Polaroids 1975–1983*.

SEE RESOURCES ■





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PAPER CHASE The range of materials, techniques, and styles that Paul Montgomery offers is extensive, and includes everything from hand-painted Chinoiserie on various paper grounds to European panoramas and repeating patterns. The firm's treasury of standard papers and wallcoverings can be used as is, or as starting points for custom designs.



DIFFERENT STROKES

WITH AN INSPIRED EYE, TRAINED HAND, AND MASTERY OF TRADITIONAL TECHNIQUES, CUSTOM MURALIST AND WALLPAPER MAVEN PAUL MONTGOMERY PUTS THE ART IN DÉCOR

TEXT JUDITH NASATIR

ARTISTS ARE BORN—and made—as the tightly focused, if peripatetic career of Paul Montgomery demonstrates. As he says: “Working large with old world techniques was what I always wanted to do. I was fortunate. At a young age I had an opportunity to do murals.” After a semester at Ringling College of Art and Design in Sarasota, Florida, he decamped for Los Angeles. It was the late 1970s, and he landed with Anthony Heinsbergen—“a true Dutch master”—the muralist behind many of Hollywood’s great Art Deco movie palace interiors and other significant California landmarks. Montgomery later went out on his own in LA, putting his palette of talents to work for a celebrity clientele. As faux finishes came back into vogue in the late ‘80s and ‘90s, he gathered a crew of artists to do hotel and residential projects;

from those came his initial forays in handcrafted wallcoverings. And “as the hotel business grew, I was contacted by artists in China. They wanted to do murals, but they also did Chinoiserie. Together we developed a line of hand-painted papers,” he says of the patterns at the core of his business today.

In 1995, Montgomery moved back to Sarasota. With the help of the large pool of artists from Ringling and projects for Disney, Marriott, and others, he grew the business there. A move to rural Churchill, Virginia, in 2007, presaged the next iteration, with a treasury of standard designs and all production done in a couple of studios in China. But that said, Montgomery emphasizes that the firm still does special projects—and that its strength, as ever, lies in custom design. **SEE RESOURCES ■**



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JULY-SEPTEMBER 2015



FEVE HILLER STUDIO; PHOTOGRAPHY: COSTAS PICADAS

NEW YORK SPACES

ART OF DINING Forget tame family portraits. This dining room boasts challenging works by (left to right) Richard Prince, Andy Warhol, Prince again, and Cindy Sherman. A Chesney's marble fireplace separates the dining area's Jacques Quinet table and Eugene Schoen chairs from the seating area's Royère lounge chairs. Custom horsehair banquettes flank the space, matching the horsehair walls.





MYTHIC TO MODERN

FOX-NAHEM REIMAGINES AN ICONIC APARTMENT IN THE TOWER OF
ILLUSTRIOUS 740 PARK AVENUE AS A STIMULATING SETTING
FOR BOLD CONTEMPORARY ART

INTERIOR DESIGN FOX-NAHEM ASSOCIATES • TEXT JORGE S. ARANGO • PHOTOGRAPHY MICHAEL MORAN



JACKIE O SLEPT HERE. In fact, she grew up at 740 Park Avenue, a storied edifice built in 1929 by her grandfather, James T. Lee, with the help of famed architects Rosario Candela and Arthur Loomis Harmon. Since then, it has housed, among other luminaries, John D. Rockefeller, Jr., Saul Steinberg, Jerzy Kosinski and Vera Wang.

Prestigious provenance aside, however, the duplex came with substantial challenges for designer Joe Nahem (of Fox-Nahem Associates) and the clients who hired him to renovate it: construction was restricted to summer months (when most inhabitants were Hamptons bound); replacement plumbing required brass, rather than typical copper, pipes; walls had to be plaster, not sheetrock. "Because we wanted to do better lighting, the rewiring would affect every room," adds Nahem. And the young clients? "I don't think they saw themselves as typical 740 Park Avenue people."

Adapting a legendary building to contemporary tastes "was a Herculean task," concedes Nahem. "We wanted to



UPDATED CLASSIC *LEFT:* Designer Joe Nahem retained original millwork, but stripped and limed it, then added a David Hicks-style hand-knotted carpet from Beauvais, bookshelves in Hermès orange lacquer, and a 1970s Pierre Paulin games table and chairs originally made for the Élysée Palace. *BELOW:* The Warsaw-born artist Piotr Uklanski spray-painted directly onto the wall above a custom banquette in Moore & Giles avocado leather in the kitchen's breakfast area.



keep the architecture connected to the building's history, but the decoration and applications were going to be more edgy." Edgy enough, that is, to showcase provocative contemporary works by Andy Warhol, Damien Hirst, Ed Ruscha, Jeff Koons, Cindy Sherman, Richard Prince, and others.

Nahem toed a line between comfortable family living (the couple has two children) and a luxurious backdrop worthy of the art. He left the foyer virtually untouched. But he covered living room walls in a taupe-y brown lacquer, padded the dining room in upholstered horsehair panels, and swathed the master bedroom in cashmere.

Furnishings more than matched the prestige of the building. The dining room's set of Eugene Schoen chairs in hornbeam wood and leather, for instance, were commissioned in the late 1930s by **CONTINUED ►**





ARTISTIC LICENSE OPPOSITE TOP: A doorway in the dining room—with a Damien Hirst work visible beyond—is surrounded by raked oak bookshelves with custom Diego Giacometti-inspired pilasters. A Richard Prince painting and Anish Kapoor sculpture are just inside. OPPOSITE BELOW: Bergamo-upholstered back-to-back custom sofas allow views toward works by Richard Prince above the bar or a large Hirst medicine cabinet. **THIS PAGE:** A custom bed anchors a master bedroom that serves as a gallery for Richard Prince works. Above, the clients' own white plaster acanthus ceiling fixture.

the powerful Washington philanthropists Gwendolyn and Morris Cafritz. Gallerist Paul Donzella had sold them to the couple for their Connecticut home before Nahem repurposed them here, pairing them with a Jacques Quinet table and custom banquettes, also in horsehair. To bring the room's enormous size down to human scale, Nahem created an intimate seating area where a Murano chandelier illuminates a pair of Jean Royère tub chairs and an ottoman upholstered in sheared mink.

In the living room, Jules Leleu club chairs and Jacques Quinet side tables evoke styles reminiscent of 740 Park's earlier years, while a custom ottoman with legs commissioned from French sculptor Marc Bankowsky (through Maison Gerard) is thoroughly contemporary. In the his-and-her master baths, Nahem straddled decades by creating contemporary nickel frames in which he set more *de rigueur* marble panels.

Livability, Nahem explains, was essential: "They wanted every room to be used," he says, pointing out: "There's a drop-down projector and a bar in the living room." And when it came to the art, "We agreed it wasn't a gallery, that the apartment should have personality." For an apartment that already came with personality aplenty, that was a tall order. The consensus? Mission accomplished. **SEE RESOURCES ■**



BATHING BEAUTIES

THIS PAGE: In her master bathroom, nickel frames Blue Celeste marble panels. Above the Waterworks “Candide” tub is a 1960s Fontana Arte glass-and-chrome sphere from John Salibello. **OPPOSITE:** In his bath, the featured stone is honed travertine. The sconces are original to the building.

"THE BUILDING MANAGER TOLD US WE
WERE **THE ONLY ONES** TO GET A JOB OF
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VIEW FINDER With west- and north-facing exposures, the house has remarkable light and views.

The stair placement maximizes the wallop of the landscape as people catch their first glimpse of the vistas beyond the window wall. The living, dining, den, and kitchen areas are upstairs, and seemingly float in the landscape. A portfolio of Twomblys line the den walls. The driftwood lamp on the kitchen counter was a gift from D'Urso.

VIEW FROM THE TOP

WHEN MULTI-TALENTED ARTIST JUDITH HUDSON COAXED JOE D'URSO INTO DESIGNING HER BEACHFRONT HOME AND STUDIO, THEY LET NATURE TAKE CENTER STAGE

INTERIOR DESIGN **JOE D'URSO** • ARCHITECTURE **FORM ARCHITECTURE + INTERIORS**
TEXT **JUDITH NASATIR** • PHOTOGRAPHY **COSTAS PICADAS**



FOR ARTISTS PERHAPS more than others, landscape speaks. Certainly, that's true for Judith Hudson, whose work in diverse media is celebrated for its witty humanism. Hudson purchased this three-acre, Hamptons beachfront property because it reminded her of the Cape Cod landscape of her childhood. "My response to it was very primal. I had to have a house here," she recalls. Long an admirer of minimalist master Joe D'Urso and his ability to "make a contemporary house look alive," she decided to give him a call. Though D'Urso considered her a wonderful artist and a friend, he initially said no to the two-year commitment that is the building of **CONTINUED ►**

SIMPLE PLEASURES OPPOSITE, CLOCKWISE

FROM TOP LEFT: In the kitchen, as throughout, materials are straightforward. In the den, the coffee table is by Hudson's daughter, Genevieve Hudson-Price; its glass top encases a real spider web; the white ribbon chairs on the balcony are from R.E. Steele Antiques. On the wall under the stairs a Mary Heilmann adds a happy blast of color. **THIS PAGE:** In the dining area, Joyce Pensato's *Felix the Cat* adds a witty, antic spirit to pieces by, from left to right, Hudson, Hudson's children, Julian Schnabel, and Anish Kapoor. Ingo Maurer's Campari lights act like grace notes for the Gaetano Pesce console; chairs by Philippe Starck pull up to the plank-topped table.





a house. She persisted. When he later agreed, he also suggested that she bring in Brent Leonard and Sean Webb of Form Architecture + Interiors as architectural collaborators.

D'Urso described the project as a team effort, with his role as the aesthetic arbiter or leader. "We were all very closely involved with Judy," he added, to make the house do as she wished—that is, "take a back seat to nature." It does, in spectacular fashion, thanks to an upside-down orientation. The four bedrooms occupy the ground level. The rather sparsely furnished living, dining, kitchen and den areas flow together in a glassed-in upper level filigreed by a wraparound balcony.

"Judy had come from a large house in East Hampton that was the complete opposite to this—very bohemian, full of things and textiles," D'Urso explains. "She had most of the furniture already, so we knew how her pieces would lay out in the space as we designed it. She wanted the house to be spare, almost puritanical in a way—just the bare essentials, because it is all about the light and the views."

CONTINUED ►



STUDIO VISIT OPPOSITE, TOP TO BOTTOM: Hudson's favorite possessions include the Twomblys in the den. On the fireplace mantel are Andrew Lord's large ceramic piece and Gaetano Pesce's smaller vessel, as well as two sculptures of the moon by Bryan Hunt. Next to the Serge Mouille fixture is a Joanna Pousette-Dart; on the den's end wall is a piece by Joe Zucker.

THIS PAGE, RIGHT: Hudson in her studio, surrounded by her work. THIS PAGE, LEFT, TOP TO BOTTOM: Hudson's 2014 watercolors include *A Midsummer Night's Dream Series: an explosion of sheep came upon me*; *Piggyback*; and *Shake a Tail Feather, Ike Turner* (Photos by Ernst Fischer; through Tripoli Gallery of Contemporary Art)





As simple as the environment is, the furnishings are characterful—and artful, too. Hudson had the living room sofa made for the space. The Arne Jacobsen pieces, wicker Jean Royère chair, and the Wolfgang Hoffman chairs surrounding the Noguchi table she got at auction. In the den, a coffee table by Hudson’s daughter, Genevieve Hudson-Price, takes pride of place. A Gaetano Pesce console adds art and eccentricity to the dining area, where chairs by Philippe Starck pull up to a table with Ingo Maurer’s Campari fixtures overhead.

When the gaze turns away from nature, it meets art everywhere, from a portfolio of Twomblys on the den walls to the dining room’s gallery of works by Joyce Pensato, Julian Schnabel, Anish Kapoor, herself and her children. “I am pulled by the landscape,” says Hudson, and “I like to live with art.” Here, both call.

SEE RESOURCES ■





IN THE LANDSCAPE *OPPOSITE, TOP:* In the master bedroom, Hudson, who loves to read in the tub, wanted hers to take advantage of the view. A guest bedroom. *THIS PAGE, CLOCKWISE FROM LEFT:* Hudson's studio, which also opens to the pool, is a separate structure next to the house. An outdoor shower in the passageway between the house and studio. With a Chinese chair found in an antique shop, Hudson puts art into nature.

A PLACE IN THE SUN

WHEN A MANHATTAN FAMILY DECIDED TO BUILD A BEACH HOUSE, THEY WANTED A HOME THAT WOULD BE COLORFUL, RELAXING, AND FUN. DESIGNERS DEBORAH LIPNER AND ANDREA ROBINSON MADE IT HAPPEN.

INTERIOR DESIGN **DEBORAH LIPNER AND ANDREA ROBINSON**
STYLED BY **OLGA NAIMAN**
TEXT **ARLENE HIRST**
PHOTOGRAPHY **PETER MURDOCK**





ON THE BEACH The living room is designed for both entertaining and cossetting. Robinson and Lipner created a capacious sectional sofa and had it upholstered in an outdoor-grade fabric from Rogers & Goffigon. The rush coffee table, a custom design from Room, adds a casual note. The side chairs, also rush, are by A. Rudin, but the lively two-tone pillows atop them were inspired by the duo from Sunbrella. The house's crisp geometric proportions inspired the designers to play off them. The loose-weave linen curtains from Lulu DK have a subtle windowpane check; the custom-woven and custom-colored rug, which Stark Carpet produced, plays with lines and squares.



THIS NEW YORK COUPLE and their three daughters found that they loved to spend summers in the Hamptons. After several years of renting, they decided it was finally time to buy there. Rather than purchasing someone else's dream house, they opted to build their own. For that purpose, they bought a plot of land in Sagaponack, a village in the town of Southampton, one of the area's most desirable enclaves.

The couple had worked on two of their family's previous homes in Manhattan and Tuxedo Park with decorators Deborah Lipner and Andrea Robinson, who were business partners then. Given that track record, it made sense that the clients approached Lipner and Robinson to do the interiors of their new beach house, too. While the designers had amicably split up their partnership years before, they were happy to reunite for the project. Since the clients were eager to have them collaborate with the builder and his team, the duo was involved from the outset. **CONTINUED ►**

MENU OPTIONS *OPPOSITE:* The builder supplied the basic kitchen design, but Robinson and Lipner modified it with a custom range hood, graceful pendants by Thomas O'Brien, LEM piston stools, a Saarinen dining table and Globus chairs from Stua.

THIS PAGE:: The dining room, a perfect square, is home to the husband's special wine wall. The Roche Bobois dining table is illuminated with a crafted wood pendant from Coup D'Etat. Boldly patterned fabric by Jonathan Adler covers the custom benches.

A simple sisal rug grounds the design.





FAMILY RECIPES *CLOCKWISE FROM TOP:* In the living room, the designers played with stripes and squares. They ran Ralph Lauren's blue-and-white striped wallpaper horizontally to add more punch to the eldest daughter's bedroom. The dining room walls are covered with Rivet wallpaper from Phillip Jeffries. *OPPOSITE, CLOCKWISE FROM TOP:* The middle daughter's emerald green room features a custom headboard and playful artwork, while a burnt orange palette enlivens the guest bedroom. An armchair from Serena & Lily continues the blue-and-white stripe theme. Fabric by Jonathan Adler covers the custom bench and windows in the youngest daughter's room.



The house, a classic Hampton's shingle-style dwelling with the obligatory center hall, is just one block from the ocean and thus demanded outdoor-friendly materials. "The clients wanted it beachy—colorful, relaxed, and fun," says Robinson. The chairs in the living room and all of the pillows are covered in Sunbrella fabric; the custom-designed sofa is upholstered in outdoor-grade fabric from Rogers & Goffigon. Many of the accessories, like the custom coffee table from Room, are an easy-living rattan.

With the exception of the husband, whose only wish was to have a wine wall, the project became a family affair: the wife and daughters were totally involved with the design decisions every step of the way. Each daughter wanted to create her own room and each worked with Robinson and Lipner to carry out her schemes. The eldest, 24, chose a blue-and-white motif; the middle daughter, 21, went for the bold with bright green

CONTINUED ►





because she wanted something graphic; and the youngest, a high school senior, was besotted with turquoise. The design duo made weekly trips to the site for more than a year. Given that they were using a veritable rainbow of a palette, they explained, “we had to go, because the light is so different out there.”

The family, now ensconced, is very happy with the finished product, as are the designers. “The architecture of the house is traditional, but we gave it a modern twist,” says Lipner. **SEE RESOURCES ■**



LIGHT AND AIRY *OPPOSITE:* In marked contrast to the rest of the house, the designers went with white for the double-height entrance hall, which is illuminated with Axo's Bell pendant. A Jens Risom bench sits beneath *The Diver*, a photograph, chosen by Robinson and Lipner. *ABOVE:* The guest room is dressed with a headboard from Serena & Lily and pillows upholstered in fabrics from Romo and Osborne & Little. *LEFT:* The powder room gains character from the Scion wallpaper that's dressed with Thomas O'Brien's sconces and a mirror from Restoration Hardware.

A NATURAL PROGRESSION

STEVE MILLER, A MULTIMEDIA ARTIST WITH A PENCHANT FOR SCIENCE AND TECHNOLOGY, BRINGS HIS AESTHETIC TO A WEEKEND GETAWAY ON LONG ISLAND'S EAST END



ARCHITECTURE **CARLOS BRILLEMBOURG** · TEXT **NICOLE HADDAD**
PHOTOGRAPHY **COSTAS PICADAS**





VISUAL VOCABULARY *OPPOSITE:* In the kitchen, Miller painted an old barn door in a rich, steely pewter to form a backdrop for his artwork. A digital X-ray of a school of piranhas from the Amazon Basin printed with carbon pigment onto Hahnemuhle paper hangs there now. *THIS PAGE:* Miller kept the living room sofa he inherited with the space and turned an old potato pallet into a coffee table. Above the sofa hangs *Immediately Identifiable*, a painting by Miller incorporating the Nobel Prize-winning biochemist Rod MacKinnon's models of human proteins and notes for constructing them. Miller has consistently worked at the intersection of art and science. "I like looking at the world through the framework of science and technology," he says.



NATURE + SCIENCE = ART

LEFT: In *Sloth Pietà*, Miller X-rayed a Brazilian sloth—a species suffering due to air pollution and loss of habitat—embracing her offspring. To not-so-subtly illustrate the fragility of biodiversity and the impact we have on the planet, Miller had a friend shoot a bullet right at the sloth's heart, cracking the glass laminated X-ray. **ABOVE:** In part of his *Health of the Planet* series, Miller silk-screened digital X-rays of piranhas, stingrays, snakes, iguanas, fish, and alligators from the Amazon onto his fine art surfboards. **OPPOSITE TOP:** Architect Carlos Brillembourg tore down walls and painted surfaces in what was once a dreary darkroom, creating a de facto gallery space. **OPPOSITE BOTTOM:** Miller's studio.

LONG ISLAND'S EAST END has long been as famous for its artists-in-residence as for the remarkable quality of its light. Steve Miller, a multimedia artist, has been spending time there since the 1980s, when he found the truly unique, light-saturated weekend getaway that he calls home and studio: a large, steel-and-concrete building-turned-artist's-oasis with a history as rich as its surroundings. The time Miller spends there is a far cry from the mad, mad pace of New York City, where, among his other ventures, he is a founding partner of the ARTLOCAL app.

Tucked away on a side street in Sagaponack and situated parallel to the railroad tracks, Miller's building, which encompasses nearly 5,000 square feet of living space, has had several lives. Originally built as a commuter rail station around the turn of the 20th century, it had its second incarnation as **CONTINUED ►**





DECORATING PASTICHE *OPPOSITE:* Miller slid his *Central Orchid* in front of an unsightly radiator. Although it nicely offsets the John Chamberlain sculpture on the wall, Miller insists, "Don't give me credit for any conscious decisions, there is always an organic energy of movement. There is no master plan." *THIS PAGE:* Neolithic pottery Miller picked up during a stint teaching at a university in Hong Kong adorns the coffee table and floor. Miller traded a painting for the woven copper screen next to the windsurfers that "weighs a ton"; it also serves to hide a guest bed. On the left is a work by Ashley Bickerton. "It takes up a lot of floor space. It's inconvenient, and it's something you can't ignore—and when you can't ignore something, it's very captivating," says Miller.

a Grady's potato barn in the 1940s. A decline of the area's potato industry led to its third reinvention in the 1970s, when artists Neil Williams and Frank Stella renovated it into a working studio. When Stella eventually tired of the place, around 1980, Miller began renting it. He finally purchased it six years later.

Much of the building's past is still visible today. The entrance to the home is the former potato factory's loading ramp. Miller has kept the original wood floorboards, nearly two inches thick, throughout. An old potato pallet serves as the living room coffee table.

The main focus of the house is Miller's expansive, loft-like working studio, where his fine art surfboards featuring silk-screened digital X-rays of flora, fauna, piranhas, snakes and more from Brazil's Amazon Basin steal the show. Skylights in the studio's 14-foot ceilings (at peak) flood the space with natural light.

Like so many artists, Miller was initially content to leave things be, describing his design style as "modernist neglect." Successive romantic relationships motivated him to make his home more livable. First came the kitchen. Out went his hotplate and a slop tub/sink left by Stella. In came a fully functional domestic workspace that Miller painted a dark shade of pewter to create a backdrop for art.

The kitchen, living room, and studio are basically one room—a classic modern open plan. Miller put up a short, screen-like wall between the studio and the living area to create a sense of separation and provide a bit more intimacy for social gatherings and dinner guests. An adventurous host, he once held a dinner party with a meal entirely of foraged ingredients and venison locally shot with a bow.

To the right of the kitchen, an easily missed door leads to Miller's incredibly large bedroom. Although it took the artist many years and a new romance before tackling this section of the house, he brought in architect Carlos Brillembourg to implement a total gut renovation. A former darkroom became a de facto gallery behind the bed—a floating wall separates the two areas—and the bathroom was done to the nines with Dornbracht fixtures, a new skylight, a marble counter with twin sinks, and a steam shower and room. As Miller cheerfully puts it, "Although the relationships didn't last, the renovations did." **SEE RESOURCES ■**



EASTERN PROMISES

FOR HIS CLIENT AJAY BHALLA, WILLIAM MCINTOSH TRANSFORMED AN UNDISTINGUISHED CHELSEA BOX INTO AN AIRY, SOPHISTICATED HOME PUNCTUATED WITH QUIET REFERENCES TO INDIAN CULTURE

INTERIOR DESIGN **WILLIAM MCINTOSH DESIGN**

TEXT **JUDITH NASATIR**

PHOTOGRAPHY **ELLIOTT KAUFMAN**





SET IN STONE *OPPOSITE PAGE:* In Bhalla's L-shaped living room, McIntosh housed a fireplace from Heat & Glo Fireplaces in a custom surround amid a feature wall of stacked marble chunks. A lounge chair from B&B Italia, a vintage ottoman, and a standing lamp from Aero create a cozy spot for reading. Two vintage Samarkands from Doris Leslie Blau define the seating areas and make reference to the Silk Route. McIntosh designed the custom tufted club chairs based on a classic English model, and used a custom tufted sectional to bridge the two areas.



PLANK POSITIONS *CLOCKWISE FROM ABOVE:* In the master bedroom, McIntosh designed a nailhead-trimmed, leather-upholstered headboard. Frosted glass serves modesty in the master bath, which has teak floors and a fabulous view. A folding slatted screen wall opens the kitchen to the dining room at will. As a unifying element throughout, McIntosh used Mafi's wood planks. *OPPOSITE:* Bhalla didn't want the usual dark bachelor pad, hence the palette of neutrals and naturals.





EVERY PROJECT HAS a back story, which often follows a familiar arc—first a referral, next a gut renovation. That's at least part of the story here. Ajay Bhalla, the owner of this Chelsea two-bedroom designed by William McIntosh, puts it simply: "I found Bill through my business partner, whose apartment he had done at 40 Mercer." Bhalla had thought through his aesthetic likes and dislikes by the time he met with McIntosh. He knew he didn't want "a classic, dark bachelor pad—no leather couches!" With its large terraces and windows, the apartment reminded him of a boat, so he looked at yacht magazines for inspiration. As a fan of Japanese design, he wanted a bit of minimalism, and lots of wood—a "James Bond goes to Bali" feeling. Because he's Indian by heritage, he wanted his rooms to contain references to that country's culture.

All that? Great as far as descriptors go. Then came

the hard work of making the dream apartment into detailed reality. As McIntosh put it: "We tore it down to the concrete, and built it back up again." Happily, Bhalla was more than game. McIntosh's reimagined floor plan converted the three-bedroom into a two-bedroom with a den. For the entry, he created a welcoming space lined with wood slats. He grounded the airy L-shaped living room with vintage Samarkands from Doris Leslie Blau, furnished it with custom upholstered pieces, and elevated it with a fireplace set into wall of stacked white marble chunks. The wood-lined kitchen became a sleek workspace that opens to the dining area via a slatted folding wall. For the bedroom, McIntosh created a manly cocoon with British khaki-style influences. The master bath? A glassed-in master shower with a view, floored with teak slats—oh so James Bond meets Bali. **SEE RESOURCES ■**



MANHATTAN TRANSFERS CLOCKWISE FROM ABOVE: *Study XIII, Theater*, 1997; woodcut print on Nishinouchi paper; © Richard Estes, courtesy Marlborough Gallery, New York. *Brooklyn Bridge*, 1993; courtesy of Ann and Donovan Moore; © Richard Estes, courtesy Marlborough Gallery, New York. *Bus with Reflection of the Flatiron Building* (1966-1967), oil on canvas, private collection; photo by Luc Demers. *D Train*, 1988; silkscreen printed on museum board; courtesy of Susan Sheehan Gallery, New York/Sims Reed Gallery, London



STREET SCAPES

THROUGH SEPTEMBER 10, *RICHARD ESTES: PAINTING NEW YORK CITY* BRINGS THE PHOTOREALIST'S MAGICAL MOXIE TO THE MUSEUM OF ARTS AND DESIGN.

TEXT JUDITH NASATIR

IT'S A MAD, MAD world at Columbus Circle these days thanks in part to *Richard Estes: Painting New York City*, on view at the Museum of Arts and Design through September 10. With 40 of the celebrated photorealist's works created over the last five decades, the show is the first ever to explore Estes' technique and process by concentrating on his paintings, prints, and photographs of the Big Apple. It is also the first survey of the artist's oeuvre in a New York museum, and this museum's first solo painting show ever. *Richard Estes: Painting New York City* reflects the city back at the viewer as the artist reimagines it in translation from the photograph(s) to the brushstroke. Since the mid-1960s, in a process that uniquely melds modern technology and the goals of traditional representational art, Estes has worked only from his own photographs. As true to their subject as they appear to be, Estes' city views are magical in the way they transform built reality—as the show's numerous examples of Estes' source photographs, silkscreens, woodcuts and proofs, and art-making tools make fascinatingly clear. Best of all? Estes' paintings show us the marvel that is New York City, and remind us to keep our eyes open to its charms everyday. **SEE RESOURCES ■**



GO WITH THE FLOW *THIS PAGE:* To create almost instant style for the living room, Raffone mixed furnishings from Crate & Barrel, Williams Sonoma Home, Restoration Hardware, Circa Lighting, and West Elm with seating from Pottery Barn that he slipcovered for style. *OPPOSITE:* The light-filled, classic all-white, eat-in kitchen is the house's hub, and designed for an everyday workout. Surrounding the dining table from Knoll are chairs from Room & Board.





THE ART OF THE QUICK CHANGE

FOR A BUSY YOUNG FAMILY OF SIX, MARTIN RAFFONE PUTS TOGETHER A STYLISH, SEASON-READY HAMPTONS GETAWAY IN A NEW YORK MINUTE

INTERIOR DESIGN **MARTIN RAFFONE LLC** · TEXT **JUDITH NASATIR** · PHOTOGRAPHY **JENNIFER HUGHES**

AS NEW YORK design stories go, this one's a classic: family closes on a house in May, and wants it entertaining-ready by July Fourth. What's their designer to do? Shop for just about everything retail—and work his professional skills to the max of ingenuity to create something distinctive and unique. That's what Martin Raffone did on this project. He also upped the ante on comfort and durability—necessary in a five-bedroom house with four children under age ten—in his décor equation for Hamptons-style chic.

"The architecture was already great," Raffone said happily, which helped significantly given the time crunch. "These clients really use every part of the house. Every weekend in the summer the place is packed, with kids in the pool and backyard barbecues," adds the designer. "He's a Texan, and mans the grill." In the eat-in kitchen, the house's hub, both the wife and the husband put their culinary skills to work (he's in the restaurant business). "The kitchen connects to **CONTINUED ►**



the porch, flows into the living room, and opens to a formal dining room that can sit ten,” says Raffone. He limned the dining room in a large-scale floral wallpaper that connects it to the outdoors, lends a traditional flourish, and creates a feeling of intimacy. Upstairs, he individualized the bedrooms with wallpaper, creating one feature wall in each.

As Raffone was completing the installation—“turnkey”—the schedule shortened yet again. “The day we were finishing, she said she’d be there at 6:00 pm. She called at 2:00 to say she was on her way. We wrapped it up, lit the candles, turned on the lamps, bolted the doors, and left.” As he was heading home, he got the call from the client that every designer hopes for. It’s easy to see why. **SEE RESOURCES ■**



INDOOR-OUTDOOR LIVING

OPPOSITE, CLOCKWISE FROM BOTTOM LEFT: In a bathroom under the eaves, the tub fits into a windowed alcove. Wrapped in wallpaper from Cole & Sons, the formal dining room can sit ten. Raffone says the architecture of the house was great, as the well-detailed stair hall makes perfectly clear. **ABOVE:** The fenced-in pool area has Pottery Barn chaises and side tables from Crate & Barrel. **LEFT:** This chic outdoor living lounge is one of several.



STATEMENTS (Pages 31-34): **Michael C. Fina**, michaelcfina.com. **Daum**, daum.fr. **Ito Kish**, Kish.ph. **Classic Rug**, classicrug.com. **Orior New York**, oriornewyork.com. **The Bigg Chill**, thebiggchill.com. **Armstrong**, armstrong.com. **Ramon Laserna**, elmonchitoster@gmail.com. **Inigo Elizalde Rugs**, inigoelizalderugs.com. **Bernd Goeckler Antiques**, bgoecklerantiques.com. **Malene B**, maleneb.com. **Cb2**, cb2.com.

FOCUS (Page 36): **Missoni Home at TJ Vestor**, 519 Broome Street, 2nd Fl., NYC 10013; 212.719.2338; missonihome.com.

CLIQUE (Pages 38-42): The **New York Botanical Garden** hosts *Frida Kahlo: Art, Garden, Life* through November 1; nybg.org. Photos, left: Ivo M. Vermeulen; right: Robert Benson. **Mooodi**, the edge-defining Dutch design outpost, recently opened its first U.S. showroom at 36 East 31st St., NYC 10016; mooodi.com. *Pathmakers: Women in Art, Craft and Design, Midcentury and Today* is on view at the **Museum of Arts and Design** through September 27th; madmuseum.org. Top: *Wind-Up: Walking the Warp Houston, 2010*, Anne Wilson; performance and sculpture. Photo: Simon Gentry. Bottom: *Ruth Asawa Holding a Form-Within-Form Sculpture, 1952* © 2015 Imogen Cunningham Trust. Photo: Imogen Cunningham. *Everything is Design: The Work of Paul Rand* is on display at the **Museum of the City of New York** through July 19th; mcny.org. Left to right: Jacqueline Cochran magazine advertisement, 1943-1946; courtesy Steven Heller. Cover, *Jazzways* magazine, Volume 1, 1946; private collection. Cover, *AD* magazine, Volume 7, 1939; private collection. The French design show, *Maison&Objet*, launched **Maison&Objet Americas** this May; maison-objet.com/americas. Photos: La Murrina's *Astra*, left, and *Glamour*, on view at the firm's D&D showroom; LaMurrina.com. **HG Stones**, hgstones.com. Top to bottom: Calacatta Ocean Marble; Fusion Quartzite; Natural Agate. Through Winter 2015-16, **Madison Square Park** is home to *Fata Morgana*, Teresita Fernandez's sculpture installation; madisonsquarepark.org. Teresita Fernández, *Fata Morgana*, 2015. Courtesy the artist, Lehmann Maupin, New York and Hong Kong, and Anthony Meier Fine Arts, San Francisco. Photograph by Yasunori Matsui/Madison Square Park Conservancy; © Teresita Fernández. *The Rise of Sneaker Culture* is on view

at the **Brooklyn Museum** through October 4, 2015; brooklynmuseum.org. Top and bottom: PUMA x Undeafed. Clyde Gametime Gold, 2012. PUMA Archives. Photo: Ron Wood. Courtesy American Federation of Arts/Bata Shoe Museum Nike. Foamposite, 1997. Nike Archives. Photo: Ron Wood. Courtesy American Federation of Arts/Bata Shoe Museum. *One Way Ticket: Jacob Lawrence's Migration Series and Other Visions of the Great Movement North* is on view at the **Museum of Modern Art** through September 7, 2015; moma.org. Left: Jacob Lawrence. The Migration Series. 1940-41. Panel 14: "Among the social conditions that existed which was partly the cause of the migration was the injustice done to the Negroes in the courts." Casein tempera on hardboard, 18 x 12D (45.7 x 30.5 cm). The Museum of Modern Art, New York. Gift of Mrs. David M. Levy. © 2015 The Jacob and Gwendolyn Knight Lawrence Foundation, Seattle / Artists Rights Society (ARS), New York. Digital image © The Museum of Modern Art/Licensed by SCALA / Art Resource, NY. Right: Jacob Lawrence. The Migration Series. 1940-41. Panel 58: "In the North the Negro had better educational facilities." Casein tempera on hardboard, 18 x 12D (45.7 x 30.5 cm). The Museum



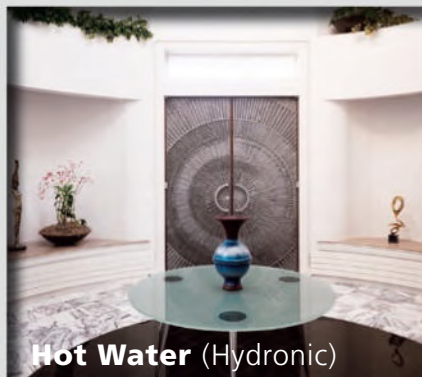
of Modern Art, New York. Gift of Mrs. David M. Levy. © 2015 The Jacob and Gwendolyn Knight Lawrence Foundation, Seattle / Artists Rights Society (ARS), New York. Digital image © The Museum of Modern Art/Licensed by SCALA / Art Resource, NY. The **Parrish Art Museum** hosts sculptor Tara Donovan's *Slinkys®* installation through October 18, and presents an exhibition of photographs by Andreas Gursky from August 2-October 18, 2015; parrishart.org. Left and right: Tara Donovan (American, born 1969) *Untitled* (detail), 2015; *Slinkys®*. Overall installation dimensions variable. Photo by Kerry Ryan McFate, courtesy Pace Gallery © Tara Donovan. Andreas Gursky. *Salerno I*, 1990; c-print. 93 D x 116 D inches (236.8 x 295.2 cm) © 2015 Andreas Gursky / Artists Rights Society (ARS), New York / VG Bild-Kunst, Bonn. *The Hirschfeld Century: The Art of Al Hirschfeld* will be on view through October 12 at the **New-York Historical Society**; nyhistory.org. Tommy Tune in *White Tie and Tails*, 2002. Ink on board. Collection of Harvard University. © The Al Hirschfeld Foundation; AlHirschfeldFoundation.org. Ella Fitzgerald, 1993. Ink on board. Collection of Harvard University © The Al Hirschfeld Foundation. AlHirschfeldFoundation.org. The just-published **High Art: Public Art on the High Line**: documents the first five years of art on the High Line; rizzoliusa.com. Carol Bove image: courtesy of Maccarone and David Zwirner, New York/London. Both photos: Timothy Schenk.

REAL ESTATE (Pages 47-56): **Jeffrey Beers of Jeffrey Beers International LLC**, 156 5th Ave., Penthouse 2, NYC 10010; 212.352.2020. **Paris Forino of Paris Forino Interior Design**, 210 W. 29th St., 4th Fl., NYC 10001; 212.601.9359. **Samantha Sax**, El Ad US Holding, Inc., 575 Madison Ave., 22nd Fl., NYC 10022; 212.213.8833. **Eran Chen of ODA Architecture**, 250 Park Ave. S., 3rd Fl., NYC 10003; 646.478.7455. **Cody Vichinsky of Bespoke Real Estate**, 903 Montauk Highway, Water Mill, NY 11976; 631.500.9030. **Jacky Tepplitzky of Douglas Elliman**, 575 Madison Ave., NYC 10022; 212.891.7263. **Randy Gerner of Gerner Kronick + Valcarcel, Architects**, 443 Park Ave. S., NYC 10016; 212.679.6362. **Drew Lang of Lang Architecture**, 285 W. Broadway, Suite 300, NYC 10013; 212.233.9187. **Klara Madlin of Klara Madlin Real Estate, LLC**, 3 E. 54th St., 15th Fl., NYC 10022; 212.580.3180. **David Haffenreffer of Houlihan Lawrence Greenwich**, 100 W. Putnam Ave., Greenwich, CT 06830; 203.869.0700.

NEIGHBORHOOD (Pages 64-66): **Pines Pavilion**, pinesfi.com/pavilion/. **Pines Marina**, pinesmarina.com. **Blue Whale**, pinesfi.com/blue-whale/. **Sip-n-Twirl**, sipntwirl.com. **Bromley Caldari Architects**, 307 W. 38th St., Suite 1116, NYC 10018; bromleycaldari.com. **Island Properties**, 631.597.6900; thepines.us. **The Pines Gallery**, 631.597.9363; pinesgallery.com.

PROFILE (Pages 68-69): **Paul Montgomery Studio**, 540.337.6600; info@paulmontgomery.com; paulmontgomery.com.

MYTHIC TO MODERN (Pages 72-79): **Fox-Nahem Associates**, 4 West 22nd St., NYC 10010; 212.358.1411; info@foxnahem.com; foxnahem.com. (pages 72-73): Dining room showcases works by artists **Richard Prince** **CONTINUED ▶**



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(richardprince.com), **Andy Warhol**, and **Cindy Sherman**, cindysherman.com. Fireplace from **Chesney's**, chesneys.com. Table by **Jacques Guinet**. Chairs by **Eugene Schoen**. Lounge chairs by **Jean Royere**. (pages 74–75): Provocative contemporary works by artists **Andy Warhol**, **Damien Hirst** (damienhirst.com), **Ed Ruscha** (edruscha.com), **Jeff Koons** (jeffkoons.com), **Cindy Sherman** (cindysherman.com), and **Richard Prince** (richardprince.com). Carpet from **Beauvais Carpets (T)**, beauvaiscarpets.com. Game tables by **Pierre Paulin**. Spray artwork on wall by **Piotr Uklanski**. Custom banquette in leather from **Moore & Giles**, mooreandgiles.com. (pages 76–77) Artist **Damien Hirst**, damienhirst.com. Painting by **Richard Prince**, richardprince.com. Sculpture by **Anish Kapoor**, anishkapoor.com. Sofa upholstered in fabric from **Bergamo through Donghia (T)**, 979 Third Ave., Suite 700, NYC 10022; 212.935.3713; donghia.com. Artwork by **Richard Prince** above the medicine cabinet by **Damien Hirst**, damienhirst.com. Intimate seating area with club chairs by **Jean Royere**. Living room club chairs from **Jules Leleu** and side tables from **Jacques Guinet**. Ottoman by French sculptor Marc Bankowsky through **Maison Gerard**, 53 E. 10th St., NYC 10003; 212.674.7611; maisongerard.com. (pages 78–79) Tub from **Waterworks**, waterworks.com. Fontana Arte chrome-and-glass sphere from **John Salibello**, 211 E. 60th St., NYC 10022;

212.838.5767; johnsalibello.com. Blue Celeste marble panels.

VIEW FROM THE TOP (Pages 80–87): Interior Design: **Joe D'Urso**, jpdtdesign@gmail.com. Architecture: Brent Leonard and Sean Webb of **FORM Architecture + Interiors**, 88 E. 10th St., NYC 10003; 212.206.6430; formarch.com. Artist **Judith Hudson**, judy@judithhudson.com; judithhudson.com. (pages 80–81) Den walls covered in a portfolio of work by **Cy Twombly**. Kitchen stools from the **MoMA Store**, 11 W. 53rd St., NYC 10019; 212.708.9700; momastore.org. (pages 82–83) Glass-topped coffee table with a real spider web in den is by **Genevieve Hudson-Price** through bluemorphojewelry.com. White ribbon chairs on balcony from **R.E. Steele Antiques**, 74 Montauk Highway, East Hampton, NY 11937; 631.324.7812. On wall under stairs is artwork by **Mary Heilmann**. *Felix the Cat* drawing in dining area by **Joyce Pensato**, joycepensato.com. Artwork in dining area by **Judith Hudson** (judithhudson.com), **Julian Schnabel** (julianschnabel.com), and **Anish Kapoor** (anishkapoor.com). Campari lights from **Ingo Maurer**, ingo-maurer.com. Console by **Gaetano Pesce**. Chairs by **Philippe Starck**, starck.com. (pages 84–85) Ceramic piece on fireplace by **Andrew Lord**. Smaller vessel by **Gaetano Pesce**. Sculptures of the moon by **Bryan Hunt**, bryanhunt.com. Fixture by **Serge Mouille**. Next to the fixture is a **Joanna Pousette-Dart**, joannapousette-dart.com. On the den's end wall is an artwork by **Joe Zucker**. Watercolors by **Judith Hudson**, judithhudson.com. Photos by Ernst Fischer through **Tripoli Gallery of Contemporary Art**, 30A Jobs Lane, Southampton, NY 11968; 631.377.3715; tripoligallery.com. (pages 86–87) Living room has pieces by **Arne Jacobsen**, a wicker chair by **Jean Royere**, and chairs by **Wolfgang Hoffmann**—all purchased at auction. **Noguchi** cyclone table is from **Knoll (T)**, knoll.com.

A PLACE IN THE SUN (Pages 88–95): Interior Design and Architecture: Deborah Lipner & Andrea Robinson. Andrea Robinson is the principal of **ASR STUDIOS Inc.**, 249 W. 13th St., NYC 10011; 212.366.6894; asrstudiosinc.com. **Deborah T. Lipner, Ltd.**, 310 Round Hill Road, Greenwich, CT 06831; 203.629.2626; dtlltd@me.com. (pages 88–89) Sectional sofa in fabric from **Rogers & Goffigon (T)**, 979 Third Ave., Suite 1718, NYC 10022; 212.888.3242; rogersandgofigon.com. Coffee table is a custom



design from **Room**, roomonline.com. Side chairs from **A. Rudin (T)**, 979 Third Ave., Suite 1201; NYC 10022; 212.644.3766; arudin.com. Chairs in fabric from **Link**, linkoutdoor.com. Custom ottoman in fabric from **Brentano**, brentanofabrics.com. Pillows on sofa from **Sunbrella**, sunbrella.com. Linen curtains from **LuLu DK**, luludk.com. Custom colored rug by **Stark Carpet (T)**, 979 Third Ave., Suite 1102, NYC 10022; 212.752.9000; starkcarpet.com. (pages 90–91) Kitchen pendants by **Thomas O' Brien of Aero**, aerostudios.com. Stools are LEM Piston stools. Saarinen oval table. Globus chairs from **Stua**, stua.com. Roman shade fabric from **Designers Guild at Osborne & Little (T)**, osborneandlittle.com. Dining room: Table from **Roche Bobois**, 200 Madison Ave., NYC 10016; 212.889.0700; roche-bobois.com. Bench fabric from **Jonathan Adler**, 53 Greene St., NYC 10013; 212.941.8950; jonathanadler.com. Chairs from **McGuire (T)**, 200 Lexington Ave., NYC 10016; 212.689.1565; mcguirefurniture.com. Drapery fabric from **Jonathan Adler**, jonathanadler.com. (pages 92–93) Living room wallpaper from **Ralph Lauren (T)**, 979 Third Ave., Suite 404, NYC 10022; 212.583.2200; ralphlaurenhome.com. Dining room walls in wallpaper from **Phillip Jeffries (T)**, phillipjeffries.com. Green bedroom headboard fabric from **Kravet (T)**, kravet.com. Square pillow fabric from **Designers Guild (T)**, designersguild.com; osborneandlittle.com. Bolster fabric from **Lilly Pulitzer**, lillypulitzer.com. Blue and white room armchair from **Serena & Lily**, serenaandlily.com. Wallpaper from **Ralph Lauren (T)**, ralphlaurenhome.com. Drapery fabric from **Osborne & Little (T)**, osborneandlittle.com. Rug from **Stark Carpet (T)**, starkcarpet.com. Mirror from **Mitchell Gold + Bob Williams**, 210 Lafayette St., NYC 10012; 212.431.2575; mgbwhome.com. Dresser from **Ethan Allen**, 1010 Third Ave., NYC 10065; 212.888.2384; ethanallen.com. Turquoise bedroom: Custom bench fabric and Roman shade fabric from **Jonathan Adler**, jonathanadler.com. Drapery fabric from **Kravet**, kravet.com. Floor pillow fabric from **Osborne & Little (T)**, osborneandlittle.com. Dressers from **CB2**, cb2.com. **CONTINUED ►**



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(pages 94-95)
Entrance hall:
Light is Axo Bell
Pendant. Bench
by Jens Risom.
Photograph is *The Diver*. Rug and stair
runner from **Stark
Carpet (T)**, starkcarpet.
com. Guest room:
Headboard from **Serena &
Lily**, serenaandlily.com. Pillows
upholstered in fabrics from
Romo (T) (romo.com) and **Osborne &
Little (T)**, osborneandlittle.com. Nightstand
and lamp from **Restoration Hardware**,
restorationhardware.com. Bedroom rug from
Stark Carpet (T), starkcarpet.com. Powder room:
Sconces by Thomas O'Brien of **Aero Studios**,
aerostudios.com. Wallpaper from **Scion**, scion.
uk.com. Mirror from **Restoration Hardware**,
restorationhardware.com.

A NATURAL PROGRESSION (Pages 96-101):
Artist **Steve Miller**, stevemiller.com. Architecture:
Carlos Brillembourg Architects,
611 Broadway, Suite 612, NYC 10012; 212.431.4597;
carlosbrillembourgarchitects.com. **ARTLOCAL**,
artlocalapp.com. Follow Steve Miller on
Instagram: stevemillerdotcom. Fixtures from
Dornbracht, dornbracht.com.

EASTERN PROMISES (Pages 102-105):
Interior design: **William McIntosh Design**,
54 West 21st St., Suite 1210, NYC 10010;
212.807.8030; info@williammcintoshdesign.
com; williammcintoshdesign.com. (pages
102-103) Fireplace from **Heat & Glo Fireplaces**,
heatglo.com. Fireplace surround was custom
by **Oso Industries**, osoindustries.com. Mart
lounge chair from **B&B Italia**, bebitalia.
com. Standing lamp from **Aero**, aerostudios.
com. Samarkand rug from **Doris Leslie Blau**,
dorisleslieblau.com. (pages 104-105) Bedroom:
Custom headboard by **William McIntosh Design**,
williammcintoshdesign.com. Headboard in
leather from **Edelman Leather (T)**, 979 Third
Ave., Suite 207, NYC 10022; 212.751.3339;
edelmanleather.com. Bedside table from **Robert
Lighton New York**, 979 Third Ave., Suite 1206,

NYC 10022; robertlighton.com. Bedside lamp
Duane Antiques. Curtain is custom by **Monte
Coleman**. Curtain fabric from **Victoria Hagan
Home**, victorihaganhome.com. Living area
rug from **Doris Leslie Blau**, dorisleslieblau.
com. Custom sofa by **William McIntosh Design**.
Sofa fabric **Cowtan & Tout (T)**, 979 Third
Ave., Suite 1022, NYC 10022; 212.753.4488;
cowtan.com. Antique pillow from **Pascal Boyer**,
pascalboyergallery.com. Lounge chair by William
McIntosh Design in fabric from **C&C Milano**,
cec-milano.com. Table accessories from **VW
Home**, vicentewolf.com. Standing lamp from
BDDW, 5 Crosby St., NYC 10013; 212.625.1230;
bddw.com. Reading lamp by **Daniel Berglund**,
danielberglundlighting.com. Curtains by **Holland
& Sherry (T)**, 979 Third Ave., Suite 1402, NYC
10022; 212.355.6241; hollandandsherry.com.
Plants & Landscaping from **Town & Country**,

STREET SCAPES (Pages 106-107): **Richard Estes:**
Painting New York City is on view at the **Museum
of Arts and Design** through September 20, 2015.



The exhibit spans the photorealist painter's
work from the mid-1960s to the present. **MAD
Museum** is located at 2 Columbus Circle, NYC
10019; 212.299.777; info@madmuseum.org;
madmuseum.org.

THE ART OF THE QUICK CHANGE (Pages
108-111): Interior design: **Martin Raffone**,
10 E. 16th St., Suite 15, NYC 10003; 212.243.2027;
martinraffone.com. (pages 108-109) Floor
lamp from **Crate & Barrel**, 611 Broadway, NYC
10012; 212.780.0004; crateandbarrel.com.
Spindle chairs from **Williams Sonoma Home**,
williams-sonoma.com. Coffee table from
Restoration Hardware, 935 Broadway, NYC
10010; 212.260.9479; restorationhardware.com.
Pendant light from **Circa Lighting**, circalighting.
com. Rug **West Elm**, 112 W. 18th St., NYC 10011;
212.929.4464; westelm.com. Seating and
table lamp from **Pottery Barn**, potterybarn.
com. Kitchen: Saarinen table from **Knoll (T)**,
knoll.com. Dining chairs from **Room & Board**,
105 Wooster St., NYC 10012; 212.334.4343;
roomandboard.com. Chandelier from **Circa
Lighting**, circalighting.com. Pendant lights from
Restoration Hardware, restorationhardware.
com. (pages 110-111) Dining room: Wallpaper
from **Cole & Sons**, cole-and-son.com. Mirror
and pendant light from **Restoration Hardware**,
restorationhardware.com. Dining table,
skirted chairs, and console from **Pottery Barn**,
potterybarn.com. Side chairs from **Room &
Board**, roomandboard.com. Stairway: Pendant
light by **Noguchi**. Table lamps and round jute rug
from **Pottery Barn**, potterybarn.com. Silvano
console from **Crate & Barrel**, crateandbarrel.com.
Pouf from **West Elm**, westelm.com. Pool area:
Chaises from **Pottery Barn**, potterybarn.com.
Side tables from **Crate & Barrel**, crateandbarrel.
com. Outdoor lounge: Rug and lounge chairs
from **West Elm**, westelm.com. Umbrella and sofas
from **Pottery Barn**, potterybarn.com. Cocktail
tables from **Crate & Barrel**, crateandbarrel.com.

FINAL TAKE (Page 120): **Yankee Stadium**,
1 E. 161st St., Bronx, NY 10451; newyork.yankees.
mlb.com. ■

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Once through the grand entrance gates (and the now-ubiquitous metal detectors) of our outer-borough Oz, fortified with a Nathan's original, peanuts, and Crackerjacks—in the culinary subway series, we Bronx fans grudgingly concede that that team in Queens beats us hands down—the melting pot that is New York is everywhere around us. Rooting for the home team, or the visitors, or just for New York itself, happens in a United Nations of languages: Italian tourists in FC Barcelona jerseys in the row ahead; Québécois-speaking kids behind; Hasidic fans with tallit and peyes cheering in Yiddish there; school groups in color-coded T-shirts filling the upper deck. Thwack. Crack. Thwump. Whoosh. Whee! Noooooooo! That's New York, our New York. Welcome to Yankee Stadium. **SEE RESOURCES** ■



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